

PLANNING PANEL

30 MAY 2007

AGENDA

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RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

1 4/07/2255/0

SINGLE STOREY REAR EXTENSION
66, BIRKS ROAD, CLEATOR MOOR, CUMBRIA.
MR AND MRS SKELTON

Parish Cleator Moor

- No objections.

Planning permission is sought for the erection of a single storey extension to the rear of this mid-terraced property fronting Birks Road, Cleator Moor.

The extension, measuring 3.6m in width by 7.0m in length, would create additional ground floor living accommodation. In design terms the 3.15m high extension incorporates a pitched roof in order to minimise impact.

Proposed external finishes comprise render and concrete roof tiles to match the existing property.

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

A single letter has been received on behalf of the adjoining property owner. Whilst they have no objections in principle to the extension the following concerns have been raised:-

1. Restriction of rural views.
2. The length of the extension will impact on light in the house.
3. The extension will result in a tunnel like effect being created in the back yard on No. 65.
4. The underside eaves will be 2.2m above ground level which is rather higher than the existing privacy wall.
5. The rear elevation does not accord with the floor plan.

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

1. Issues relating to loss of view are not material planning considerations and should therefore be discounted.
2. Policy HSG 20 of the adopted Copeland Local Plan 2001-2016 supports proposals for the extension and alterations of existing properties. This is subject to criteria to ensure they would not lead to a significant reduction in daylighting available to either the parent property or adjacent dwellings.
3. It is worth noting that both adjoining properties have single

storey rear extensions and that there is a substantial 1.8m high wall running along the rear boundary between the applicant's and objector's properties. To eaves level the extension would be 0.5m higher than the existing wall and to the ridge of the extension it would be 1.3m higher.

4. With regards to the accuracy of the plans an amended plan has been received to a recognised scale and clearly indicating the boundary wall.

In my opinion the proposed domestic extension represents an acceptable form of development in compliance with Policy HSG 20. Any impact of the development on the neighbouring property would not be so significant as to warrant refusal of planning permission.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans received by the Local Planning Authority on 9 May 2007.

Reasons for conditions:-

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

For the avoidance of doubt

Reason for decision:-

An acceptable extension to this residential property in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

2 4/07/2056/0

DETACHED DWELLING WITH SWIMMING POOL AND GARAGE
BLOCK
PLOTS 54 AND 55, RHEDA PARK, FRIZINGTON, CUMBRIA.
MR & MRS I ELLIS

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Parish

Arlecdon and Frizington

- The Parish Council is concerned at the possible loss of a large number of trees during construction of this property.

At the 4 April 2007 meeting Members resolved to carry out a site visit before determining this application. This site visit took place on 18 April 2007.

In September 1987 outline planning permission for housing development on this site was approved (4/87/0364/001 refers). Detailed approval was then granted in September 1990 for the layout of roads and plot boundaries for the second phase of development at Rheda comprising 24 plots to the north west of the site (4/90/0876/0F1 refers).

Detailed planning permission is now sought for the erection of a substantial two storey detached dwelling with swimming pool and garage unit on two of the remaining undeveloped plots on this allocated housing site. The plots form part of the ongoing informal group of dwellings around a cul-de-sac served off the existing private surfaced road running through Rheda Park.

The main dwelling itself comprises a two storey five bedroomed house incorporating projecting front and rear gables and a single storey wrap around garden room.

To the west of the main living accommodation is a 14.1m long swimming pool room with family annex incorporated into the roof space above. The swimming pool and annex have independent accesses but they will remain ancillary to the use of the main dwelling.

North of the main living accommodation is a single storey garage unit with space for 3 cars, a utility room and workshop. A games room and work room are incorporated into the roof space above.

External finishes comprise facing brick, render and grey concrete roof tiles.

The dwelling as a whole wraps itself around a central paved courtyard area with the remaining curtilage to be landscaped.

In response to statutory consultation procedures no objections have been received from Cumbria Highways and United Utilities. However, an objection has been received from Cumbria Wildlife Trust who request the application be refused on the grounds of damage to biodiversity given that the site is a designated County Wildlife site due to its woodland and red squirrel interest.

Six letters of objection have been received from local residents, the grounds of which can be summarised as follows:-

1. The application site is boggy and there are already water problems

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on the adjoining farmland due to water running from existing dwellings.

2. Removing these trees would render the top end of the adjoining field useless as these trees serve as water absorbers and prevent soil erosion.
3. The area is covered by a Tree Preservation Order and this development will have a severe impact on the area designated W1 under this TPO designated in 1997.
4. The potential impact runs contrary to point 6 of the 1987 outline approval which stated that "development of the site shall retain the existing tree cover".
5. The application should be fully laid out to Ordnance Survey standard and reviewed for impact by the Tree Preservation Officer. The findings should be open and transparent.
6. Given the variety of wildlife a full ecological survey would be required in order to assess the impact on species such as deer, owls, woodpeckers, bats and red squirrels who are likely to be displaced by any building work.
7. Red squirrels are protected under the 1981 Wildlife & Countryside Act which states that 'it is an offence to damage, destroy or obstruct access to any structure or place used by a red squirrel for shelter or protection'.
8. There are other areas in the vicinity to build on that are not covered by the Tree Preservation Order.
9. Concerns regarding the adequacy of the current sewage system.
10. Conditions attached to previous approvals for Plot 52 have not been complied with.

This wooded site presently accommodates a variety of mature trees which are covered by a Tree Preservation Order. As such, in addition to Housing Policies HSG 4 and HSG 8, Policy ENV 30 is also considered relevant to the determination of this application. This policy states that:-

"Land and individual trees covered by Tree Preservation Orders and areas of Ancient Woodland will be protected from inappropriate development. Further Tree Preservation Orders will be made to protect trees threatened by development or other proposals.

Where trees are lost through development they must be replaced, either on the development site or elsewhere at a ratio of 2 : 1."

In recognition of the above extensive consultations have been ongoing

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with the Council's Landscape Officer. A detailed tree survey has been undertaken by an independent Arboriculturist and following this detailed tree removal, protection and replanting schemes have been submitted, all of which have now been approved by the Council's Landscape Officer.

In summary, a total of 64 trees are to be removed. Those to be retained are to be protected during development by the erection of protective fencing. The replanting scheme is on a 2:1 replacement basis utilising a wide variety of native species. The scheme will incorporate a new hedgerow along the south west boundary and screen planting along the southern boundary which adjoins existing properties. Other large trees will be placed randomly through the site where there is little tree coverage.

The principle of developing this site for residential purposes has already been established with the granting of outline consent in 1987 and the detailed road and plot layout in 1990. The proposal adequately achieves the required separation distances, general standards of amenity and car parking as required by Policy HSG 8 and whilst a number of trees are to be removed in order to accommodate the development, due to a lack of past tree management many are in a neglected condition and are suffering the effects of wind damage as was evident to Members in attendance at the site visit.

I am therefore of the opinion that the proposed dwelling on this allocated housing site accords with both Policies HSG 8 and ENV 30 of the adopted Copeland Local Plan 2001-2016 and, as such, is favourably recommended.

Recommendation

Approve (commence within 3 years)

2. The swimming pool and annex shall not be used at any time other than for purposes ancillary to the residential use of the dwelling hereby approved and shall not be sold or let separately.
3. The trees to be felled shall be strictly limited to those identified on the amended plan (Drawing No. WR003) received by the Local Planning Authority on 8 May 2007.

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4. 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.
 5. Notwithstanding the amended plan (Drawing No. WR002-B) received by the Local Planning Authority on 8 May 2007 full details of the proposed replanting scheme shall be submitted to and approved in writing by the Local Planning Authority before development commences. 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 dwelling is occupied.
 6. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied.
 7. Prior to development commencing full details of the surface water drainage scheme, including the use of SUDs in the driveway, shall be submitted to and approved in writing by the Local Planning Authority. The system shall be constructed and completed in accordance with the approved details.

Reasons for the above conditions:-

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

To ensure that non conforming uses are not introduced into the area.

For the avoidance of doubt.

To protect trees during the construction period.

To ensure a satisfactory replanting scheme.

In the interests of highway safety.

To ensure a satisfactory drainage scheme.

Reason for decision:-

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An acceptable form of development on an allocated housing site in accordance with Policies HSG 4, HSG 8 and ENV 30 of the adopted Copeland Local Plan 2001-2016.

Please note:

The presence of Red Squirrels has been noted on the site. The Red Squirrel is protected under Schedules 5 and 6 of the Wildlife and Countryside Act 1981 (as amended). Under Section 9 of this Act, it is an offence to intentionally kill, injure, take or possess a wild red squirrel, or to intentionally damage, destroy or obstruct access to any structure or place used by a red squirrel for shelter or protection; or to disturb it while it is in a drey.

3 4/07/2115/0

LOFT CONVERSION
26, MANESTY RISE, LOW MORESBY, WHITEHAVEN,
CUMBRIA.
MR & MRS R ROWELL

Parish Moresby

- No comments received.

Following a site visit on 18 April 2007 when the application site was viewed from within the neighbouring property, Members were minded to refuse the application on a vote of 5 to 4 at the last meeting. As this was contrary to the Planning Officer's recommendation the application is now referred back to the Panel for a decision.

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

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

This resubmission now seeks consent to extend the existing hipped roof and increase the height of the existing gable wall by 1.8m in order to accommodate a loft conversion. Internally this would

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provide a dressing room and en-suite bathroom in addition to the existing play area. Externally the extension would be finished to match the existing property.

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

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

1. The roof alterations will overshadow and severely restrict light to the objectors' bedroom. This is the only window in that room and is shallow in height and north facing, so does not benefit from direct sunlight.
2. No 26 has already been erected close to the boundary compared to other properties, thereby creating a narrow gap.
3. If the gable end is heightened the objectors will be left with a brick and dash wall just over 6 feet in front of their bedroom window. The guttering and roof tiles would be even closer.
4. The proposal will result in a narrow area retaining dampness due to the lack of light and air.

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

Recommendation

Approve (commence within 3 years)

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

Reasons for conditions:-

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

For the avoidance of doubt.

Reason for decision:-

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

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4 4/07/2140/0

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

Parish St Bees

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

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

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

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

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

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which is in the same location as previously approved.

The proposed apartment block takes the form of two, two storey dwellings physically linked by a two storey slightly lower section containing the stairwell in between. It will provide two 2 bed apartments on the ground floor with the same above. The first floor apartments each feature a rear patio door from the lounge, which open inward with railings in front to form a "Juliet balcony". Proposed external finishes of red/brown brick and grey tiles will match those already in existence on the estate.

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

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

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

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pleasant environment - at a loss to understand what benefit an apartment block will bring. One objector requests that if permission is granted it be subject to traffic calming measures being introduced.

The residents of the dwelling which immediately adjoins the application site have particular concerns about the effect of the proposal on daylight/sunlight reaching their property. A copy of their letter is attached which details this and includes some mock up photographs by way of illustration.

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

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

On balance, taking the above into account, the proposal to erect a two storey block of four apartments on this plot, construct a car park adjacent and associated footpath link is considered acceptable from a planning point of view in accordance with the housing policies of the adopted Copeland Local Plan 2001-2016 and national policy guidance

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contained in PPS3.

Recommendation

Approve (commence within 3 years)

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

Reasons for the above conditions:-

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

In the interests of highway safety

To ensure a satisfactory drainage scheme

To ensure a satisfactory landscaping scheme

Reason for decision:-

4/07/2140

Hm

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES
30 MAR 2007
RECEIVED

Mr & Mrs I Clarke
27 Fairladies
St Bees
Cumbria
CA27 0AR

Dear Sir/Madam,

Replacement of Plot 14 with 4 N^o Apartments And Provision Of Public Car Park.
Grid Ref: - 297166 511488

With reference to a letter received from Copeland Borough Council dated 13th March 2007 setting out details of the above application we have inspected the relevant plans in some detail and wish to make the following representation to the Parish Council.

In making this representation we have considered the Council's own guidelines as well as Planning Policy Guidance Notes (PPGs) and the more recent Government Planning Policy Statement 3 (PPS3), published in November 2006.

We have 2 specific points to make on the proposed application, both these points constitute "material factors" to the application which the Council "shall have regard" in accordance with the Town and Country Planning Act 1990, Section 70,

Material Factor 1

Planning Policy Statement 3 (PPS3): Housing, National Planning Policies, Section 16, states the following: -

Matters to consider when assessing design quality include the extent to which the proposed development: -

- Is well integrated with, and compliments, the neighbouring buildings, and the local area more generally in terms of scale, density, layout and access.*

It is a material fact that the proposed layout and design is not integrated with and does not compliment the neighbouring buildings and the local area in terms of scale density, layout and access.

The proposed development moves significantly away from the current building line, does not provide family accommodation and the scale of the single block of 4 apartments would be at odds with the neighbouring buildings. Indeed, on this part of the Fairladies development (Phase 1) this proposed change would be unique and completely at odds with the neighbouring buildings.

We own one of the neighbouring buildings and are also considered by the Borough Council to be neighbouring and to be affected by the proposed change in development as we have received a letter on the matter from them.

The existing planning permission for this plot does satisfy the above requirements because it permits a family house and bungalow to be built, to be along the existing building line and to be of the same density and layout as the rest of this phase 1 development of Fairladies. Having considered the application in terms of the Planning Policy Statement 3 (Nov 2006) the proposed application should be refused.

Material Factor 2

Daylight/Sunlight.

Because the proposed redevelopment deviates from the existing layout of neighbouring buildings (as set out above) the current daylight/sunlight to the rear of our property will be significantly reduced. The existing planning permission allows for a neighbouring property to be built **in line** with our property and would not impact our daylight/sunlight. The proposed development deviates wholly from this layout and will actually reduce significantly the natural light immediately adjacent to our garden and decking area. From the plans provided we have had the following representative photos professionally drawn up which represent: -

1. the current aspect at the rear of our property taking in to account the current approved planning application for the adjacent plot (Figure 1)
2. the aspect to the rear of our property with the proposed development in place (Figure 2)

These photos can be seen at Appendix A to this document.

As can be seen, the change in layout is radically different and its impact on our property is significant in terms of available daylight.

Summary

We have, in this representation, been objective and referred only to the material factors which should be considered by the Council in determining its response to the proposed amended application.

We wish these factors to be taken into account by the Parish Council and ask that the Parish Council reject the proposed application.

Yours faithfully,

Jan Crake. *Jan Crake*

p.s we would like to attend the planning meeting, where these items will be discussed.

Appendix A

Figure 1



Figure 1. (Above) Current day light to rear aspect of 27 Fairladies, St Bees. NOTE: - Will be similar on completion of buildings subject to current planning approval due to current permission requiring building to be 'in line' with existing properties.

Figure 2



Figure 2. (Above) Mock up of day light to rear aspect of 27 Fairladies, St Bees based upon revised planning application including 4 apartments. Yellow features represent proposed balconies.

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

5 4/07/2141/0

BARN CONVERSION TO RESIDENTIAL DWELLING
1, BECKSIDE, THE GREEN, MILLOM, CUMBRIA.
MR J CASE

Parish Millom Without

- No comments received.

Planning permission is sought for the conversion of a barn to a dwelling at Mill Farm, The Green, Millom. A previous application for the same proposal was withdrawn by the applicants in May 2006 (4/06/2122/0 refers).

The barn is located within the main village area of The Green and is near to the main access road, the A5093. It forms part of a group of traditional farm buildings of a now redundant farm unit. Other buildings nearby include two residences and a micro brewery.

This application would see the barn converted into three bedroom accommodation over two floors. External walls would be rendered with areas of exposed stone and a slate roof, as per the existing barn. Timber sliding sash windows are proposed to be used, with existing openings being utilised.

Concerns from the Highways Authority in respect of the previous application have been addressed with the inclusion of two on-site car parking spaces and they now raise no objections subject to conditions. Also, a previous objection from the Environment Agency regarding flood risk has now been resolved, with the submission of a Flood Risk Assessment. A structural survey has been submitted with the application and this confirms that the structure is in a suitable conditions for conversion.

One letter of objection has been received from an adjoining property owner who has concerns regarding the location of the proposed septic tank for the dwelling. An amended plan has now been received from the applicants which shows the proposed septic tank located further away from the boundary with the adjacent property.

It is also noted that the applicant currently lives in a caravan

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which is located on the site. If Members are minded to approve the application it is suggested that a condition be included to ensure the removal of the caravan upon completion of the conversion works.

Policy HSG 17 of the adopted Copeland Local Plan 2001-2016 provides the criteria to be met for proposals of this nature. Overall it is considered that this application meets the relevant criteria and represents an acceptable reuse of an existing redundant building to provide permanent accommodation for a local resident.

Recommendation

Approve (commence within 3 years)

2. No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans.
3. Upon completion of the approved conversion works the caravan currently on site shall be permanently removed.
4. The septic tank shall be sited strictly in accordance with the amended plan received by the Local Planning Authority on 18 May 2007 and brought into use before the dwelling is occupied.
5. Details of the proposed crossings of the highway verge and/or footway shall be submitted to the Local Planning Authority for approval. The development shall not be commenced until the details have been approved and the crossings have been constructed.
6. New ground floor windows and doors abutting the highway shall be of a type which cannot open outwards into the highway.
7. The access drive shall be surfaced in a bituminous or cement bound material, 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 10m as measured from the carriageway edge of the adjacent highway.

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8. The development shall not commence until visibility splays providing clear visibility of 33 x 2.0 x 33 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 be grown within the visibility play 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. 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 dwelling being completed and shall be maintained operational thereafter.

Reasons for conditions:-

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

To prevent pollution of the water environment

To safeguard the amenities of the locality

For the avoidance of doubt

In the interests of highway safety

Reason for decision:-

An acceptable proposal for the conversion of a redundant building to a dwelling in accordance with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016.

MAIN AGENDA

6 4/07/2151/0

CREATION OF NEW ALL WEATHER PITCH WITH FENCING,
FLOODLIGHTING ACCESS AND PARKING
ST BENEDICTS RUFC, NEWLANDS AVENUE, MIREHOUSE,
WHITEHAVEN, CUMBRIA.
ST BENEDICTS RUFC

Parish Whitehaven

Planning permission is sought for the creation of an all-weather sports pitch with associated fencing, floodlighting and parking on an area of waste ground adjacent to the existing clubhouse at St Benedict's RUFC, Mirehouse.

The artificial grassed pitch measuring 61m x 42.5m would be used by the rugby club for training purposes, by local schools and other local clubs and would also be available to the local community as a multi-use games area.

The pitch itself will be bounded by 5.0m high green coloured weldmesh ball stop fencing. A boundary fence surrounding the entire site is also proposed.

Four 10m high floodlighting columns are also proposed which will have baffles/cowlings fitted to reduce light spillage. It is envisaged that the floodlights would not be used after 10.00pm at night.

As originally submitted the scheme proposed a new vehicular access onto Newlands Avenue. However, following concerns from the Highways Authority, this has since been amended in order to utilise the existing car parking facilities.

Two letters of objection have been received from local residents. Whilst both are not opposed to the redevelopment of this area in principle, the following objections have been raised:-

1. The pitch will be sited 5 metres away from No 16 Burnmoor Avenue, whereas it is twice that distance away from other neighbours. There is no reason why it cannot be moved further south.
2. The pitch will be an intrusion to the objector's personal space.
3. The fence running round the pitch would be very close to the objector's back garden.
4. A 5 metre high fence is not necessary; why not adopt the same fencing that is installed on the adjacent football pitch.
5. Adverse impact on outlook/loss of view.
6. The floodlights would disturb privacy if allowed to be left on

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until 10.00pm.

7. The area regularly floods and the proposal would exacerbate this.
8. The proposed times of use until 10.00pm would result in excess noise.
9. The proposal would have a detrimental effect on property values.

In response to these concerns an amended plan has been submitted repositioning the pitch a further 5.0m away from the rear boundary fence of the objector's property at No 16 Burnmoor Avenue taking the overall distance to 9.25m.

No objections have been received from the Environment Agency and United Utilities with regards to flooding and/or drainage as the proposal is deemed to be water compatible.

No objections have been received from the Council's Environmental Health department subject to conditions being attached to any subsequent approval.

Policy SVC 14 of the adopted Copeland Local Plan 2001-2016 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 occupiers of land allocated for residential development in the plan
3. create unacceptable traffic conditions in the vicinity of the site.

In my opinion this revised scheme materially addresses the concerns raised and, as such, this proposal to create a new all weather sports pitch represents an acceptable form of development on this area of waste ground in accordance with Policy SVC 14.

Recommendation

Approve (commence within 3 years)

2. Permission in respect of site layout shall relate solely to the amended plan received by the Local Planning Authority on 15 May 2007.

MAIN AGENDA

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3. The floodlights shall not be illuminated after 10.00pm on any day unless otherwise agreed in writing by the Local Planning Authority.
 4. Full details of the proposed boundary fence shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The fence shall be erected strictly in accordance with the approved drawings before the all weather pitch is brought into use.
 5. Notwithstanding the submitted details received by the Local Planning Authority on 6 March 2007 all four floodlights hereby approved shall be fitted with baffles/cowlings.

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 safeguard the amenities of the locality.

To safeguard the privacy and amenity interests of adjoining residents.

Reason for decision:-

An acceptable new sports facility in accordance with Policy SVC 14 of the adopted Copeland Local Plan 2001-2016.

7 4/07/2200/0

ERECTION OF 8 No. TWO BEDROOM TERRACED HOUSES
LAND ADJACENT TO, RAILWAY COTTAGES,
MORESBY PARKS, WHITEHAVEN, CUMBRIA.
PHILLIP CARRUTHERS LIMITED

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Parish

Moresby

- The applicant seeks permission for a second row of 8 terrace houses on an area of land where he obtained outline permission for 19 dwellings subject to stringent conditions, especially at para 5 dealing with foul and surface water drainage systems.
- The flood risk assessment was based on 12 detached dwellings and a row of 7 two bed dwellings. The Parish Council have grave reservations about the FRA and submitted its view which to some degree was supported by the Copeland Borough officer responsible for these matters. In due course full planning permission was given for a row of 8 two bed dwellings and now an application is for a further 8 two bed dwellings. The plan accompanying the application shows that in due course full permission will be sought in respect of a further 9 detached dwellings. This will mean that outline permission given on the basis of 19 dwellings will result in a development of 25 houses. The Parish Council are only too aware of the problems that arise with over optimistic flood assessments given that a new build on a plot (Bowling Green Site) on the other side of School Brow some 100 metres from the site subject to this application is virtually unsaleable and has remained empty from completion and now is the subject of investigation by the flood defence officer.
- The Parish Council has grave reservations about this application given that the flood risk assessment calculations were based on one set of figures and the application is aiming eventually for 30% increase in dwellings. This is bound to place greater burden on the drainage system in an area where flooding is prevalent.
- It is on this basis that the Parish at present objects to the application.

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit took place on Wednesday 16 May 2007.

Outline planning permission was granted for residential development on this site in March 2004 (4/04/2044/001 refers). This was followed by outline consent for 19 dwellings which was approved in January 2005 (4/04/2783/001 refers). Detailed consent was then granted for a terrace of 8 dwellings to the east of the site in October 2006 (4/06/2610/0R1 refers) which are currently under construction.

This application seeks full planning permission for the erection of eight two bedroomed terraced dwellings to the south western end of the site which fronts onto Moresby Parks.

In terms of accommodation, the six mid-terraced properties have a living room, kitchen and WC at ground floor level with two bedrooms above. Both of the end terraced properties accommodate an additional

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bedroom within the roof space. Proposed external finishes comprise grey concrete roof tiles, facing brickwork and white upvc windows and doors.

Following concerns from the Highways Authority an amended layout plan has been received repositioning the terrace in order to allow for additional off-street car parking provision.

Comments from the Environment Agency suggest they are aware that there may be an issue with the ponding of surface water at this location and recommend it is discussed with the Council's Engineer.

A single letter of objection has been received from an adjoining property owner to the west who is concerned that the sewage system is already overloaded and that their property has flooded twice in the last seven years.

During the Members' site visit, which was attended by the Council's Flood and Coastal Defence Engineer, site drainage was discussed in detail.

Whilst the site has a longstanding history of flooding it is important that new development does not exacerbate the problem further. Following lengthy consultations between the developer and the Council a drainage scheme has been agreed which includes the use of oversized pipes throughout the site together with a French drain along the perimeter with Railway Cottages.

A temporary perimeter drain has been installed for some months now and following remedial works to the drains within the adjoining property owner's land, the permanent French drain will be installed.

Whilst the Council's Drainage Engineer remains sceptical as to whether the flooding issues in this area have been resolved he is satisfied by the measures put in place by the developer to address the issues on this site, namely a perimeter drain.

Furthermore, no objections have been received from statutory consultees with regards to site drainage.

I am therefore of the opinion that this proposal for the erection of 8 terraced dwellings on this approved housing site is in accordance with both Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016 and, as such, is favourably recommended.

Recommendation

Approve (commence within 3 years)

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2. Permission in respect of site layout shall relate solely to the amended plan (drawing No. 10-12a:03 Rev A) received by the Local Planning Authority on 23 April 2007.
3. The dwellings hereby approved shall not be occupied unless and until the French perimeter drain shown on Drawing No.s 800-1 and L304/001/A received on 9 February 2007 under Local Planning Authority Ref. 4/04/2782/001 has been completed and brought into full operational use. The French drain shall be so maintained thereafter.
4. The site shall be drained on a separate system, with only foul drainage connected into the foul sewer.

Reasons for 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.

Reason for decision:

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

8 4/07/2206/0

SINGLE STOREY REAR EXTENSION TO KITCHEN AND
CONSERVATORY
5, FLEMING DRIVE, BECKERMET, CUMBRIA.
MR & MRS B FARRAGHER

Parish St Johns Beckermat

- No comments received.

Planning permission is sought for a single storey rear extension to the kitchen and conservatory at 5 Fleming Drive, Beckermat.

The house is a two storey detached dwelling and currently has a conservatory to the rear. This proposal seeks to extend the conservatory along the rear of the property to a distance of 2.6

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metres in width, and also to have a single storey kitchen extension adjacent to this. This would measure 2.6 metres x 2.9 metres and is proposed to have a tiled sloping roof and a white dash render finish to match the existing house. The extension would continue along the line of the existing gable wall so the property would not be extended further sideways.

Two letters have been received regarding the proposal from adjacent property owners whose concerns are as follows:-

- That during the construction period their access should not be blocked at any time
- That the extension would lead to a loss of privacy
- That the extension would lead to a loss of light to a neighbouring house.

In response to these concerns I would firstly comment that the obstruction of an access is not a material planning consideration and not an issue that can be controlled through planning. The second two points raised are from an adjacent dwelling, which has the same building line as 5 Fleming Drive. The part of the extension that would face the dwelling would be the blank gable to the kitchen extension which as stated above, is single storey and only 2.6 metres in width and it would be 1.2 metres off the boundary as the existing dwelling is. At this size and with no windows in the gable, it is difficult to see how the extension would affect the neighbouring dwelling in terms of loss of light and privacy.

The proposal is therefore considered to accord with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016 and 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 domestic extension in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

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9 4/07/2215/0

ERECTION OF A DWELLING
PLOT NO. 3, WINSTON CLOSE, MORESBY PARKS,
WHITEHAVEN, CUMBRIA.
MR & MRS M HAY

Parish Moresby

- No comments received.

Outline planning permission for 19 dwellings was approved on this site adjacent to Railway Cottages, Moresby Parks in January 2005 (4/04/2782/001 refers).

This application seeks reserved matters approval for the detailed design of a detached dwelling on plot 3 to the east of the site, fronting onto Moresby Parks Road.

The proposed dwelling takes the form of a detached two storey, four bedroomed house with integral garage. Proposed external finishes comprise red-brown facing brick, grey concrete roof tiles and white UPVC windows and doors.

Two letters of objection have been received from neighbouring property owners. Whilst one is concerned that the approved drainage system has yet to be completed and tested the other is concerned with loss of view.

In response to the concerns raised, firstly I would comment that issues relating to loss of view are not material planning considerations and should therefore be discounted. With regards to site drainage, Members took the opportunity to visit the site, accompanied by the Council's Flood and Coastal Defence Engineer, on Wednesday 16 May 2007. Although the visit was primarily to consider a separate item on this agenda for development to the southern end of the site (4/07/2200/0F1 refers), the drainage system for the entire site was considered.

Whilst the site has a longstanding history of flooding it is important that new development does not exacerbate the problem further. Following lengthy consultations between the developer and the Council a drainage scheme has been agreed which includes the use of oversized pipes throughout the site together with a French drain along the perimeter with Railway Cottages.

A temporary perimeter drain has been installed for some months now and following remedial works to the drains within the adjoining property owner's land, the permanent French drain will be installed.

Whilst the Council's Flood and Coastal Defence Engineer remains

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sceptical as to whether the flooding issues in this area have been resolved he is satisfied that the measures put in place by the developer to address the issues on this site, namely a perimeter drain, are working.

Furthermore, no objections have been received from statutory consultees with regards to site drainage.

I am therefore of the opinion that the proposal for the detailed design of a single dwelling on this approved housing site is in accordance with Policy HSG 8 of the adopted Copeland Local Plan 2001-2016 and, as such, is favourably recommended.

Recommendation

Approve Reserved Matters

2. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.
3. Permission in respect of site layout shall relate solely to the amended plan (drawing no. 2007.191.01b) received by the Local Planning Authority on 19 April 2007.
4. The dwelling hereby approved shall not be occupied unless and until the French perimeter drain shown on Drawing Nos 800-1 and L304/001/A received on 9 February 2007 under Local Planning Authority Ref. 4/04/2782/001 has been completed and brought into full operational use. The French drain shall be so maintained thereafter.

Reasons for conditions:

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

For the avoidance of doubt.

To ensure a satisfactory drainage system.

Reason for decision:

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

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10 4/07/2217/0

TWO CATTLE SHEDS (RETROSPECTIVE)
LAND AT, JACKTREES ROAD, CLEATOR MOOR, CUMBRIA.
MR C MOSSOP

Parish Cleator Moor

- It was noted that a number of complaints had been received from the public regarding the development of this piece of land. Residents have complained about the smell emanating from the area, the untidy state of the buildings and the conditions the animals are living in. Concern that someone was living in a caravan was registered. The erection of the buildings is also too close to the road.

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit took place on Wednesday 16 May 2007.

In February 1988 planning permission for sheep winter housing on this site was approved (4/88/0067/0 refers). Following a site visit by Members an application for the erection of a cattle shed was approved on this site in September 2000 (4/00/0383/0F1 refers). This has since been erected in a different position to that which was approved.

Planning permission is now sought, in retrospect, for the erection of a 6.1m x 4.57m steel framed cattle shed within this field fronting Jacktrees Road, Cleator Moor. An additional cattle shed measuring 12.2m x 4.57m is also proposed.

United Utilities have raised no objections to the proposal.

The Highways Authority comment that the site has inadequate access visibility, on-site vehicle parking and turning facilities for its current use and, as such, cannot support any further increased use of this substandard access for highway safety reasons. They are therefore recommending the application be refused for the following reasons:

1. The proposed development does not make adequate provision for the manoeuvring of vehicles within the site and would therefore be likely to result in vehicles reversing onto or manoeuvring on the highway with consequent risk of additional danger to all users of the road.
2. The increased use of the access onto the public highway resulting from the proposed development would, by reason of the limited visibility from and of vehicles using the access, be likely to result in additional danger to all users of the road.

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There is strong local opposition to this application. Two letters of objection have been received from local residents, one of which is accompanied by a 77 name petition. They express concerns on the following collective grounds:-

1. Two sheds are built in such a position that they contravene the original planning application for access onto the main road. The objector is somewhat dismayed at how buildings such as these are allowed to be erected without permission.
2. At present there are a number of mismatch buildings on this green belt site which are an eyesore and totally spoil the natural beauty of the area. The visual impact of these buildings is a shambles as they are out of character and out of control.
3. The site is a mess and the smell is unpleasant, with the slurry pit often overflowing. This could pose a health hazard to cattle and people in the area.
4. Another building would encourage the owner to increase his stock of cattle, where the ground facilities are not suitable for the current numbers. The cattle and horses trample the ground to the extent that the whole plot is like a mud bath most of the year.
5. The Council were contacted in December 2006 to advise that a building was being erected without planning permission and it is now April 2007 when neighbouring properties have received a letter inviting their comments.
6. There is also an old caravan on the site.

Whilst Policy ENV 41 of the adopted Copeland Local Plan 2001-2016 supports proposals for new farm buildings in association with an existing farm building complex or in other well screened locations, Policy DEV 7 states that developments should provide safe and convenient access, egress and internal circulation for all users.

Given the incorrect siting of the previously approved cattle shed and the location of the building built without consent that forms part of this application, the site is served by sub-standard vehicular access, turning and parking arrangements contrary to Policy DEV 7 and, as such, is recommended for refusal.

Given the retrospective nature of the application, if Members are minded to support the recommendation to refuse planning permission, authorisation to proceed with enforcement action is also sought to secure the removal of the unauthorised structure.

Recommendation

Refuse

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In the absence of adequate access, visibility and onsite vehicle parking and turning facilities the proposed cattle sheds, one of which is built, would result in vehicles reversing onto or manoeuvring on the highway with consequent risk of additional danger to all users of the road and, as such, the proposal is at variance with Policy DEV 7 of the adopted Copeland Local Plan 2001-2016.

11 4/07/2221/0

THREE BEDROOMED DETACHED BUNGALOW
PLOT 4, RAILWAY COTTAGES, MORESBY PARKS,
WHITEHAVEN, CUMBRIA.
MR AND MRS P O'FEE

Parish Moresby

- No comments received.

Outline planning permission for 19 dwellings was approved on this site adjacent to Railway Cottages, Moresby Parks in January 2005 (4/04/2782/001 refers).

This application seeks reserved matters approval for the detailed design of a detached dwelling on this corner plot fronting onto both Moresby Parks Road and School Brow.

The proposed dwelling takes the form of a detached three bedroomed bungalow with integral garage. Proposed external finishes comprise facing brick, grey concrete roof tiles and white uPVC windows and doors.

A single letter of objection has been received from a neighbouring property owner to the west of the site who is concerned that the approved drainage system has yet to be completed and tested and, as such, full plans for this dwelling cannot be considered.

With regards to site drainage, Members took the opportunity to visit the site, accompanied by the Council's Flood and Coastal Defence Engineer, on Wednesday 16 May 2007. Although the visit was primarily to consider a separate item on this agenda for development to the southern end of the site (4/07/2200/0F1 refers), the drainage system for the entire site was considered.

Whilst the site has a longstanding history of flooding it is important that new development does not exacerbate the problem further. Following lengthy consultations between the developer and the Council a drainage scheme has been agreed which includes the use

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of oversized pipes throughout the site together with a French drain along the perimeter with Railway Cottages.

A temporary perimeter drain has been installed for some months now and following remedial works to the drains within the adjoining property owner's land, the permanent French drain will be installed.

Whilst the Council's Flood and Coastal Defence Engineer remains sceptical as to whether the flooding issues in this area have been resolved he is satisfied that the measures put in place by the developer to address the issues on this site, namely a perimeter drain, are working.

Furthermore, no objections have been received from statutory consultees with regards to site drainage.

I am therefore of the opinion that the proposal for the detailed design of a single dwelling on this approved housing site is in accordance with Policy HSG 8 of the adopted Copeland Local Plan 2001-2016 and, as such, is favourably recommended.

Recommendation

Approve Reserved Matters

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 dwelling hereby approved shall not be occupied unless and until the French perimeter drain shown on Drawing Nos 800-1 and L304/001/A received on 9 February 2007 under Local Planning Authority Ref 4/04/2782/001 has been completed and brought into full operational use. The French drain shall be so maintained thereafter.

Reasons for 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

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 200-12016.

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12 4/07/2223/0

FOUR BEDROOMED DETACHED HOUSE WITH INTEGRAL
GARAGE
PLOT 8, LAND ADJACENT TO, RAILWAY COTTAGES,
MORESBY PARKS, WHITEHAVEN, CUMBRIA.
MR AND MRS WYND

Parish Moresby

- No comments received.

Outline planning permission for 19 dwellings was approved on this site adjacent to Railway Cottages, Moresby Parks in January 2005 (4/04/2782/001 refers).

In January 2007 an application for the erection of a detached dwelling on plot 8 was withdrawn due to outstanding issues regarding the drainage system on the above site (4/06/282/0F1 refers).

Following approval of the site drainage system consent is now sought for reserved matters approval for the detailed design of a detached dwelling on plot 8.

The proposed dwelling takes the form of a detached two storey, four bedroomed house with integral garage and living accommodation in the roof space. Proposed external finishes comprise red facing brick, render and grey concrete roof tiles.

Following concerns regarding the height of the dwelling an amended plan has been received reducing the overall ridge height of the dwelling by 1.37m.

A single letter of objection has been received from a neighbouring property owner to the west of the site who is concerned that the approved drainage system has yet to be completed and tested and, as such, full plans for this dwelling cannot be considered.

With regards to site drainage, Members took the opportunity to visit the site accompanied by the Council's Flood and Coastal Defence Engineer on Wednesday 16 May 2007. Although the visit was primarily to consider a separate item on this agenda for development to the southern end of the site (4/07/2200/0F1 refers), the drainage system for the entire site was considered.

Whilst the site has a longstanding history of flooding it is important that new development does not exacerbate the problem further. Following lengthy consultations between the developer and

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the Council a drainage scheme has been agreed which includes the use of oversized pipes throughout the site together with a French drain along the perimeter with Railway Cottages.

A temporary perimeter drain has been installed for some months now and following remedial works to the drains within the adjoining property owner's land, the permanent French drain will be installed.

Whilst the Council's Flood and Coastal Defence Engineer remains sceptical as to whether the flooding issues in this area have been resolved he is satisfied that the measures put in place by the developer to address the issues on this site, namely a perimeter drain, are working.

Furthermore, no objections have been received from the statutory consultees with regards to site drainage.

I am therefore of the opinion that the proposal for the detailed design of a single dwelling on this approved housing site is in accordance with Policy HSG 8 of the adopted Copeland Local Plan 2001-2016 and, as such, is favourably recommended.

Recommendation

Approve Reserved Matters

1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.
2. Permission in respect of elevational treatments shall relate solely to the amended plan (drawing no. 07/Q758/skl Rev B) received by the Local Planning Authority on 20 April 2007.
3. The dwelling hereby approved shall not be occupied unless and until the French perimeter drain shown on Drawing Nos 800-1 and L304/001/A received on 9 February 2007 under Local Planning Authority Ref. 4/04/2782/001 has been completed and brought into full operational use. The French drain shall be so maintained thereafter.

Reason for 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.

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Reason for decision:

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

13 4/07/2229/0

CHANGE OF USE TO HOT FOOD TAKEAWAY
11, TANGIER STREET, WHITEHAVEN, CUMBRIA.
MR R OPAN

Parish Whitehaven

Planning permission is sought to change the use of the former Pat-a-Cake Bakery on Tangier Street, Whitehaven to a hot food takeaway specialising in fried chicken and pizzas.

Externally the building will remain the same with the addition of an external light to illuminate new signage which will form part of a separate application for advertisement consent.

No objections have been received from the Police.

Two letters of objections have been received from the adjoining Post Office and Waverley Hotel. The grounds for objection can be summarised as follows:-

1. There are at least 12 takeaways within 100m of both objectors' premises and there is a definite correlation between the increased numbers of food outlets and the disgraceful state of our streets in the early mornings which are littered with discarded food, food cartons, and vomit.
2. Increase in vermin and seagulls.
3. When the bars and clubs close people congregate around the takeaways creating potential for trouble and anti-social behaviour.
4. Noise and disturbance for people living in accommodation above the adjacent shop.
5. Noxious smells generated by the cooking of food would increase.
6. The extract flue would be within yards of residential windows.

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An extraction system from an existing takeaway is already clearly visible from many letting rooms of the neighbouring hotel.

7. The usage would generate large amounts of waste. Where is it intended to put the bins?
8. The area around Tangier Street and Duke Street is becoming a Food Takeaway Ghetto. Any successful Town Centre should contain a balanced mix of uses.
9. No attempt has been made to facilitate Disabled Access or attempt to make the building blend in with the Town Centre Conservation Area.

In terms of planning policy both Policies ENV 26 and TCN 14 of the adopted Copeland Local Plan 2001-2016 are considered relevant to the determination of this application.

Policy ENV 26 states that:-

"Development within Conservation Areas or that which impacts upon the setting of a Conservation Area will only be permitted where it preserves or enhances the character or appearance of the Area and, if appropriate, views in and out of the Area. In particular it should:

1. respect the character of existing architecture and any historical associations by having due regard to positioning and grouping of buildings, form, scale, detailing and use of traditional materials.
2. respect existing hard and soft landscape features including open space, trees, walls and surfacing.
3. respect traditional street patterns, plot boundaries and frontage widths.
4. improve the quality of the townscape."

Policy TCN 14 states that:-

"Proposals for food and drink uses in shopping areas will be permitted subject to the requirements of TCN 10 and other plan policies with particular attention to:

1. the likely impact on the character and amenity of the general area and on nearby residential properties as a result of noise, disturbance, litter, smell, sewer discharge or visual intrusion
2. restrictions on late-night opening where late-night activity associated with the proposed use would be harmful to the general character and amenity of the area

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3. any venting of the premises not causing undue nuisance to adjoining occupiers

An appropriately designed and sited external litter bin which must be emptied by the operators will be required in association with takeaway foot outlets"

The Council's Environmental Health department object to the proposal as there is no site for a refuse container for the trade waste which would be generated by such a use. The limited facility for storage of trade waste containers on the highway/wide pathways in the area around Tangier Street has already been exceeded with the Environmental Health Department receiving regular complaints (1-2 a week) including rodent activity, the tipping of waste out of bins and windblown waste.

They have also expressed concerns regarding the odour control system. Recommendations by DEFRA require discharge air from the system to be not less than 1.0m above the roof eaves of a building. In this instance the extract hood would be sited in a prominent position projecting 1.7m above eaves level, in line with the ridge height of the building.

I am therefore of the opinion that in the absence of a suitable refuse facility and given the prominent position of the extraction system within this Conservation Area setting the proposal is at variance with both Policies TCN 14 and ENV 26.

Recommendation

Refuse

In the absence of an adequate odour control system and adequate space to accommodate a refuse facility the proposed use would have an adverse impact on neighbouring residential and hotel premises in particular and the surrounding area in general as a result of increased smell and waste. Furthermore, by virtue of its prominent position, the proposed odour control system does not respect the character or appearance of the Conservation Area setting. As such, the proposal is at variance with both Policies TCN 14 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

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14 4/07/2231/0

OUTLINE APPLICATION FOR 4 BEDROOM BUNGALOW AND
DOUBLE GARAGE
HIGH HAGG WOOD, CALDERBRIDGE, CUMBRIA.
MR P MOORE

Parish St Bridgets Beckermest

Outline consent is sought for the erection of a 4 bedroomed detached bungalow on an extensive plot of land, currently comprising a large part of an agricultural field. Situated some 0.5 kilometres to the north of the village of Calderbridge, the site measures just over 1 ha in area and fronts onto the unclassified road leading to Cold Fell.

Vehicular access would be formed by breaking through the existing hedge at the north east corner of the plot leading, via a long sweeping drive, to the centrally positioned bungalow and garage on the site. A Design and Access statement accompanies the proposal, a copy of which is appended to this report.

As the Lake District National Park (LDNP) boundary adjoins part of the site, the LDNP have been formally consulted on the proposal. In their response they comment that as there is no essential need demonstrated for a dwelling in this location the application is clearly against government guidance. They also state that if granted, it might set an unfortunate precedent for new dwellings in the open countryside, undermining countryside protection policies.

The site is situated well outside the confines of any settlement in an isolated location in the countryside. Policy HSG 5 of the adopted Copeland Local Plan 2001-2016 is the relevant policy against which this application should be considered. This policy presumes against speculative housing development in the countryside such as this unless there are exceptional circumstances arising from local social and economic conditions. It should be noted that no such circumstances accompany this application.

In the absence of an essential need case to support the application the proposed dwelling constitutes isolated non-essential development in the countryside contrary to Policy HSG 5 of the Local Plan and the advice and guidance contained in the national planning policy statements PPS 3 on Housing and PPS 7 on Sustainable Development in Rural Areas which seek to protect the open countryside from inappropriate unsustainable development.

Recommendation

Refuse

4 / 0 7 / 2 2 3 1 / 0 0 1



**DESIGN AND ACCESS STATEMENT
FOR PROPOSED 4 BEDROOM
DETACHED DWELLING
HIGH HAGG WOOD
CALDERBRIDGE
CUMBRIA
CA22 2NY
FOR MR & MRS P.MOORE**

1 Introduction

This Design and Access Statement accompanies an Outline Planning application for a proposed 4 bedroom bungalow dwelling at High Hagg Wood, Calderbridge, Cumbria, CA22 2NY.

As this is a proposal for a single dwelling, some aspects such as social and economic context, are of limited applicability.

2 Design Principles and Concepts

2.1 Site

The site is registered as field No 2838 and has an area of approximately 1.6 hectares. The overall width of the site is 220m and the depth is 70m. The frontage of the site is 170m which runs directly parallel to the existing road. The site falls from the back towards the front, with the lowest point being along the centre of the site. The site is part of a currently working farm however, due to the large amounts of old tree stumps etc, the field has never formed part of the farms field rotation.

2.2 Access and Layout

The proposed entrance to the site is to be situated adjacent to the existing boundary on the North East corner. This was a conscious decision as the existing track entrance and access onto the existing adjacent road is located here. The driveway to the proposed dwelling will be formed using a suitable compacted fill material. This was chosen as it is more appealing to the eye within a rural location rather than a paved finish. It is also self draining, thus not causing any ponding or requiring run off drainage along its length. The area surrounding the perimeter of the proposed dwelling is to hard landscaped. This will provide suitable access for disabled and ambient disabled persons.

The proposed dwelling is to located slightly off the centreline of the site, on the upwards slope towards the back half of the site. This is to keep the ridge height to a minimum and ensure it does not impede onto the skyline. The intention is to cut into the bank which will provide a flat surface area for construction.

2.3 Scale

It is proposed to construct a 4 bedroom bungalow type dwelling with detached double garage. This was a conscious decision to keep the ridge height to a minimum. The overall size of the proposed dwelling is to be 17m long x 13m wide. The double garage is to be 6m wide x 6m long.

2.4 Design

The proposed dwelling and detached double garage are to be constructed using a local sandstone material together with a wet-dash finish to the walls. The roofs are to be pitched with a local slate finish. The windows shall be double glazed hard wood timber framed units. All of the above mentioned finished will be fully in-keeping with other surrounding buildings within the near vicinity together with the rural area.

The areas beyond the hard landscaped finish are to remain grassed. It is also proposed to plant a number of apple trees around the perimeter of the property, again in an attempt to provide an in-keeping appearance with the local rural area.

2.5 Local Amenities

The site is located within 0.5 miles of the village Calderbridge. The village provides access to public transport, small convenience store and Public Houses.

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In the absence of a justifiable exceptional need case, the proposed bungalow constitutes non-essential housing development in the open countryside contrary to Policy HSG 5 of the adopted Copeland Local Plan 2001-2016 and advice contained in Planning Policy Statement 3 "Housing" and Planning Policy Statement 7 "Sustainable Development in Rural Areas".

15 4/07/2245/0

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

Parish Distington

- Object.

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

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

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

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

MAIN AGENDA

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

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

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

No objections have been received from the Highways Authority. However, they do stress the need to ensure that any conditions imposed at the outline stage are complied with and that the road improvement works secured by the Section 106 Agreement are carried out.

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

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

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

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

1. The siting and layout of the dwellings was not determined as part of the outline application (4/04/2157/001 refers).
2. An amended plan has since been received omitting the roof light window on the south west elevation of the dwelling on plot one.
3. The dwelling on plot one will be sited between 1.3m and 3.0m from the adjoining boundary and will be sited some 21.0m away from the

MAIN AGENDA

objector's property, thereby adequately achieving the required separation distances set out by Policy HSG 8 of the adopted Copeland Local Plan 2001-2016.

4. It is also worth noting that a substantial boundary hedge runs along the boundary between the objector's property and the application site.

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

Recommendation

Approve Reserved Matters

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

The reasons for the above conditions are:-

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

For the avoidance of doubt.

Reason for decision:-

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

MAIN AGENDA

16 4/07/2252/0

CHANGE OF USE TO A CHILDRENS DAY NURSERY
96, GOSFORTH ROAD, SEASCALE, CUMBRIA.
J DICKINSON

Parish Seascale

- Have no objection to the change of use to a children's nursery. It is a much needed facility for the village.

Planning permission is sought for the change of use of a domestic property to a children's day nursery at 96 Gosforth Road, Seascale.

The dwelling is a semi-detached property located adjacent to the main road into Seascale from the A595 and opposite Seascale County Primary School.

The applicant has supplied the following details regarding the proposed nursery:-

- The number of child places at the nursery is expected to be 10, depending on OFSTED inspection numbers
- The number of staff involved is 3, being the applicant, her mother and sister in law
- The hours of operation are 7.00am till 4.30pm Monday to Friday
- There is currently no other nursery facility in the village other than the school playgroup.

In terms of the dwelling, the downstairs would be used as the main nursery accommodation. One bedroom would be used as a quiet/sleep room for younger children and the other bedroom would be used as an office for the business.

Nine letters of support have been received regarding the application, mainly expressing the need for a facility of this nature in Seascale and the endorsement of the applicant as a capable child carer. Four letters of objection have also been received regarding the application. The concerns raised can be summarised as:-

1. The existing housing in Seascale should remain as available housing.
2. Other locations in the village are more appropriate.
3. The use would create a hazard for road users.
4. The building would be empty outside of working hours and could become a target for vandalism.

In response to these concerns I would comment that it is not apparent that there is a lack of available housing within Seascale. Whether

MAIN AGENDA

alternative locations in the village are available is not material. The application relates to this particular property and must be determined accordingly. Nor is the potential for vandalism a material planning consideration when determining the application.

With regard to the highways issue, Cumbria Highways have raised no objection to the proposal subject to a suitable parking/turning facility being provided. It is apparent from the site that a suitable arrangement can be accommodated within the curtilage of the dwelling.

The proposal is considered to be acceptable in planning terms. It is apparent from the correspondence that there is general support for this community facility. The proposal is therefore recommended for approval in accordance with Policy SVC 11 of the adopted Copeland Local Plan 2001-2016, subject to a condition requiring onsite parking/turning.

Recommendation

Approve (commence within 3 years)

2. Detailed plans of any proposed external alterations to the premises shall be submitted to and approved in writing by the Local Planning Authority before such development is commenced.
3. Full details of onsite parking and turning facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved parking and turning facilities shall be provided before the use hereby approved becomes operational and shall be so maintained thereafter.

The reasons for the above conditions are:-

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

To retain control over the appearance of the building in the interests of amenity.

In the interests of highway safety.

Reason for decision:-

An acceptable change of use to provide a community facility within Seascale in accordance with Policy SVC 11 of the adopted Copeland Local Plan 2001-2016.

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17 4/07/2256/0

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

Parish Moresby

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

An application, in outline, for the erection of a detached dwelling on part of the garden land belonging to the neighbouring property "Stonehow". The site comprises 450 square metres in area, and is situated in the middle of Low Moresby. The proposal is accompanied by a Design and Access Statement which is appended to this report.

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

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

Vehicular access is proposed from the adjacent village road and the Highway Authority have raised concerns as to whether adequate visibility, off-street parking and on-site turning can be achieved. There are also several trees on the site which will have to be felled and a report from the Council's Landscape Officer is awaited. The submitted layout also shows that not all the required separation distances can be fully achieved in accordance with Policy HSG 8 of the Local Plan.

In view of the issues mentioned above it is considered prudent that Members take the opportunity to visit the site to fully appraise these prior to making a decision.

Alan B Freeman Ltd

Design and Access statement prepared to accompany the (in outline) to erect a dwelling in the garden of 'Stonehowe', Low Moresby, Nr Whitehaven in Cumbria.

Site location and description

The application site is located within the garden of a traditional detached house which has direct access on to the un-classified road, running through the village of Low Moresby. The garden is the applicant's ownership and the dwelling will be the residence of Mrs Johnson's father and mother.

The site covers some 450 sq.metres, having a number of ornamental trees and hedging within the boundaries. This section of garden lays around 2.5 to 2.75 metres lower than the main levels around 'Stonehowe'.

The site is not within a conservation area, the existing dwelling is not listed and lies within the development boundary of the village of Low Moresby.

Access

The site will have a very good access formed directly from the unclassified highway, across a wide grass verge, giving more than adequate vision to vehicles leaving the site, in both directions.

The proposed vehicular access with the associated turning facilities would be finished in tarmac or brick set paver's with a slot drain sited to prevent water from flowing on to the highway

This revised arrangement would also be used as a cycle, pedestrian and disabled access, from the highway, with a slip resistant surface to ensure personal safety.

COPELAND BOROUGH COUNCIL

19 APR 2007

RECEIVED

Design - The site and dwelling

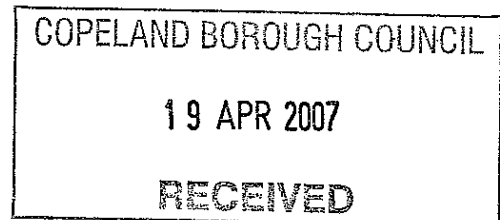
The principle of a dwelling on similar sites along this stretch of road has been established and meets principles set down within the Council's own Local Plan that would apply to this site, suggesting that the application be approved.

Distances of 12 metres from the 'Stonehowe' (measured at right angles to the existing windows) to the gable would be achieved. Distances from 'Sandwick' to the second gable end would be in the region 16 metres at the closest point, with the detached garage sited to screen part of the access.

As stated the floor level of the proposed dwelling would be considerably lower than 'Stoneyhowe', with the dwelling designed as a chalet style bungalow, with rooms in the roof space over looking from the upper level would be minimal.

The site would be levelled out and retaining walls and steps introduced between the proposed dwelling and 'Stonehowe'.

Although this is an outline application it should be noted that the intention is to ensure that the external finishes of the proposed dwelling will reflect those finishes used on the existing surrounding houses and the applications made recently within the vicinity. With either grey slate or grey tiles to the roof areas and a red/brown/blue face brick or sandstone incorporated into the rendered elevations.



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Recommendation

Site Visit

18 4/07/2263/0

CHANGE OF USE TO RETAIL AREA
UNIT 1, ELLIOTT & BLACK PREMISES,
RED LONNING INDUSTRIAL ESTATE, HENSINGHAM,
WHITEHAVEN, CUMBRIA.
ELLIOTT & BLACK LTD.

Parish Whitehaven

A proposal to convert part of this industrial unit at Red Lonning to retail use. The building is currently vacant, having formerly been occupied by Lakeland Spring Water Ltd. The applicants intend to relocate their existing business from Queen Street in Whitehaven to these larger out of town premises to allow for expansion.

The majority of the floorspace in the unit will provide more workshop space for the business as well as improved access. However, as with the Queen Street premises, an on-site retail outlet is also required. This will provide a facility for customers to inspect materials and goods and collect swatches. Whilst this is considered necessary for the business it is stressed that the majority of the sales are, in fact, undertaken at the customer's premises. Only a small proportion, some 89.5 square metres, of the overall floorspace of 895.0 square metres (10%) is proposed to be used for this purpose.

From a planning point of view the use of a maximum of 10% of the overall floorspace for a retail outlet in connection with the existing business activity on site is considered acceptable and is commensurate with other similar activities on existing industrial estates. It is not considered that this scale and nature of retail use will undermine existing employment uses and retail centres in the Borough.

Recommendation

Approve (commence within 3 years)

2. The floor area to be used for retail purposes shall not exceed 10% of the total floorspace of the industrial unit.

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Reasons for conditions:-

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

To ensure a significant retail element is not introduced into the Red Lonning Industrial Estate.

Reason for decision:-

The proposed retail outlet represents an acceptable use at this scale in association with the applicants' business operations.

19 4/07/2264/0

CHANGE OF USE OF DERELICT LAND TO GARDEN
LAND ADJACENT TO, 41, MERLIN DRIVE, MORESBY,
WHITEHAVEN, CUMBRIA.
MR AND MRS D HODGSON

Parish Moresby

- No comments received.

In March 2007 planning permission was granted to change the use of a strip of derelict land to the rear of Nos. 34 to 39 Merlin Drive into garden land (4/07/2087/0F1 refers).

Consent is now sought to change the use of this parcel of land to the rear of the applicant's detached house to use as garden land. Unlike the adjacent land, at present this site comprises an area of maintained grass and mature trees.

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

1. This is not derelict land and is regularly cut by Copeland Borough Council workers and has been for many years.
2. There is a fire hydrant on this land which will not be accessible if it is enclosed in someone's garden.
3. If this goes ahead there will be a piece of derelict land to the rear of the objector's property which will have no access. There is a very high willow tree on this land which needs to be maintained.

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4. Concerns regarding access to maintain the boundary hedge.
5. Concerns regarding the height of the trees on site, which should not be removed but should be pruned back to a safe level.

The site is not defined as an area of Landscape Importance or Recreation/Amenity space in the adopted Copeland Local Plan 2001-2016. However, Policy ENV 9 states that the amenity value of any area of public or private open space where there are proposals for development will be considered. Furthermore Policy DEV 7 provides that development should avoid the loss or damage to important open spaces.

It is considered that the application site offers significant amenity benefits to this residential estate. It represents an attractive visual feature and creates a sense of openness in this otherwise built up area. Furthermore, it serves as a buffer between Rowantree Crescent and the more recent developments on Merlin Drive.

I am therefore of the opinion that the proposal is at variance with both Policies ENV 9 and DEV 7 and is therefore recommended for refusal accordingly.

Recommendation

Refuse

The proposed change of use would result in the loss of an important area of maintained public open space which makes a significant amenity contribution to the locality and serves as a buffer between two residential developments within this predominantly built up area and, as such, is at variance with Policies ENV 9 and DEV 7 of the adopted Copeland Local Plan 2001-2016.

20 4/07/2266/0

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

MAIN AGENDA

Parish Arlecdon and Frizington

- No comments received.

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

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

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

The proposed three bedroomed dwelling would adjoin no 14, creating a continuation of the existing terrace. External finishes comprise rough cast render and concrete roof tiles to match existing adjacent properties.

Statutory consultations are ongoing.

In planning policy terms the site is now situated outside any settlement boundary defined by the adopted Copeland Local Plan 2001-2016. Accordingly, Policy HSG 5 presumes against allowing new housing development in the countryside except where it is required to meet exceptional circumstances arising from local social and economic conditions.

However, the site itself does constitute an infill plot with direct road frontage flanked by housing on either side. There is scope in both national and local policy objectives to recognise that sensitive infilling of small gaps within established groups of housing may therefore be acceptable.

In view of the issues that the application raises it is recommended that Members visit the site prior to determining the application.

Recommendation

Site Visit

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21 4/07/2271/0

CONVERSION OF EXISTING BUILDING TO FORM 2 FLATS &
EXTENSIONS TO REAR TO FORM 4 NO FLATS (6 NO
TOTAL)
THE READING ROOM, MAIN STREET, DISTINGTON,
WORKINGTON, CUMBRIA.
DGN PROPERTIES LTD

Parish Distington

- No objections.

In December 2006 an application to change the use of this property into two residential units and erect a terrace of 4 dwellings on land to the rear was refused for the following reason:-

"The proposal represents an unsuitable form of tandem development served by a joint vehicular access from the Main Street which would result in a reduction in residential amenity and does not reflect the existing form of development in the area and, as such, is at variance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016."

Consent is now sought to convert the existing vacant Main Street property, formerly occupied by Distington Parish Council, to provide 2 flats and erect a 16.7m x 10.1m extension to the rear of the building to form 4 flats.

Internally each flat would provide two bedrooms, kitchen, living room and bathroom. Proposed external finishes comprise painted wet dash rendered walls with painted window surrounds, a grey slate effect tiled roof and black plastic rainwater goods.

In terms of siting the proposed extension would be at a minimum 2.0m from the boundary to the north and a minimum of 6.6m from the boundary to the south.

The proposed development would be served by an existing access off Main Street which would run to the side of the existing building and finish in a car parking and turning area to the rear. A communal garden is also proposed to the rear of the site which backs onto the A595 Trunk Road.

No objections have been received from United Utilities.

The Highways Authority has requested an amended layout plan in order to clearly identify adequate visibility splays to the car park access. This has now been received and forwarded to the Highways Authority for comment.

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Two letters of objection have been received from local residents, the grounds of which can be summarised as follows:-

1. Due to the narrow entrance there will be a danger when vehicles enter or exit the site.
2. Main Street is a very busy road carrying cars, buses and lorries. Surely it is not a good idea to add to the existing traffic problem.
3. Too many residents on too small a plot.

In terms of planning policy both Policies HSG 15 and HSG 4 of the adopted Copeland Local Plan 2001-2016 are considered relevant to the determination of this application.

Policy HSG 15 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
4. the conversion works retain the character of the building
5. no alterations or associated works create amenity problems for residents of adjacent properties."

Policy HSG 4 states that:-

"Within the defined limits of settlements prescribed by Policy DEV 4 proposals for housing redevelopment involving existing buildings or previously developed land will be permitted in accordance with the provisions Tables HSG8 and subject to the requirements of other plan policies".

The site is situated within the settlement boundary for Distington as designated by the Local Plan. Although not specifically designated for housing in the local plan, Policy HSG 4 does allow for small scale windfall sites in appropriate locations.

Policy HSG 20 states that:-

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"Proposals for extensions or alterations to existing dwellings will be permitted so long as:

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

In my opinion this scheme materially addresses the previous grounds for refusal by providing a site frontage development in association with this vacant property. It is therefore recommended that authority be delegated to the Development Services Manager to grant approval subject to no adverse comments being received from the Highways Authority.

Recommendation

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 conditions:-

1. The development hereby permitted shall be commenced within THREE years from the date hereof.
2. Full details of the proposed doors and windows shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The windows and doors shall be manufactured and installed strictly in accordance with the approved drawings and shall be so maintained thereafter.

The reasons for the above conditions are:-

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

To retain control over the appearance of the building in the interests of amenity.

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Reason for decision:-

The proposed conversion and new build scheme represents an acceptable form of development for this vacant property in accordance with Policies HSG 15 and HSG 20 of the adopted Copeland Local Plan 2001-2016.

22 4/07/2272/0

REFURBISHMENT OF EXISTING REAR YARD TO INCLUDE
EXTENDED SLATE ROOF, CANOPY, PAVING, FENCING &
DECORATIONS/DEMOLITION OF OUT BUILDINGS
THE BARRA JACKS, JAMES STREET, WHITEHAVEN,
CUMBRIA.
PUNCH TAVERNS LTD

Parish Whitehaven

Planning permission is sought to extend the existing pitched slate roof by 2.0m x 5.0m in the rear courtyard of this existing pub in order to form a canopy for smoking customers. It is also proposed to demolish the derelict outbuildings and refurbish the yard generally.

A single letter of objection has been received from a neighbouring resident who is concerned with the excess noise the proposal will generate.

No comments have been received from the Council's Environmental Health department with regards to noise.

Policy EMP 4 of the adopted Copeland Local Plan 2001-2016 provides a presumption in favour of extensions to existing businesses which meet the requirements of other plan policies, in particular Policy TCN 10 relating to Town Centre Design.

In my opinion this proposal to create an outdoor smoking area and refurbish this unused yard generally is considered compliant with Policies EMP 4 and TCN 10 and, as such, is favourably recommended.

Recommendation

Approve (commence within 3 years)

Acceptable alterations and extensions to this existing public house in accordance with Policies EMP 4 and TCN 10 of the adopted Copeland Local Plan 2001-2016.

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23 4/07/2279/0

CHANGE OF USE FROM STORE TO TWO STOREY DWELLING
94A, MAIN STREET, EGREMONT, CUMBRIA.
MR P R RICKERBY

Parish Egremont

- No comments received.

This application seeks planning permission for the change of use from a store to a dwelling at 94A Main Street, Egremont.

The building is mainly sandstone construction with occasional brick repair work and has a slate roof. It is located behind the terraced housing of 89-95 Main Street within the Egremont Conservation Area and has previously been used as a store for an electrical business. It is adjoined by a private lane which serves the rear of the terraced housing. Across the lane is the site boundary for Wyndham School.

The proposed conversion would provide two bedroomed accommodation over two floors along with a detached garage separated from the site. One parking space would be available next to the dwelling and there is a small area to the rear of the building for amenity space. The only extension to the existing building as part of the proposed conversion would be a single storey porch. The building would have a dashed finish and the existing slate roof would remain. Upvc windows and doors would be used for the openings.

Five letters of objection have been received from nearby residents whose concerns can be summarised as:-

- that the change of use will increase the use of and affect residents access to the rear lane
- that the dwelling will affect privacy as it is so close
- that the applicant does not own a section of the rear lane as stated
- that bats currently roost in the building.

Although the site is located within the settlement boundary for Egremont as defined by Policy DEV 4 of the adopted Copeland Local Plan 2001-2016, this does not necessarily make this an acceptable location for a dwelling. The reasoned justification to Policy HSG 4 regarding

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housing within settlement boundaries states that "the term 'infilling' relates to filling a site in an otherwise built-up frontage with direct road access. Backland development which would involve joint access arrangements will not be sanctioned because of the privacy and overlooking problems which can arise." Although this is not new build, with the application being for a residential conversion the principle is the same. The proposal does utilise a joint access arrangement as the access is from the rear lane to the terrace of houses.

The application should also be considered in terms of Policy HSG 8 of the adopted Copeland Local Plan 2001-2016 regarding housing design standards, including the separation distances that new houses should adhere to. Again, although this is a conversion of an existing building, normal housing standards should be applied as much as possible. The building is only 9 metres from the rear of Nos 93, 94 and 95 Main Street whereas new dwellings should be 12 metres from the elevations of properties that contain habitable rooms. The conversion would also include 5 windows in this elevation, albeit all with obscure glazing. The amenity space to the rear would also border with the rear building of 94 Main Street.

In conclusion, the proposal is viewed as contrary to Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016 and is, therefore, recommended for refusal.

Recommendation

Refuse

The proposal represents an unacceptable change of use for this backland site which would result in a loss of residential amenity for the residents of existing neighbouring dwellings due to the close proximity of the building and resultant potential loss of privacy and overlooking, at variance with Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

24 4/07/2284/0

SINGLE STOREY DWELLING FOR LOCAL OCCUPANCY AND
DISABILITY NEEDS
CHAPEL BROW, HALLTHWAITES, MILLOM, CUMBRIA.
MR & MRS PARROTT

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Parish

Millom Without

- No comments received.

Planning permission is sought for a single storey dwelling for local occupancy and disability needs at Chapel Brow, Hallthwaites, Millom.

A previous application for a similar proposal was withdrawn in August 2006, following a site visit by Members (4/06/2366/0 refers).

This application seeks consent for a dwelling which would provide two bedroomed accommodation with an integral garage. The proposed finishes would be natural stone and wet dash render under a grey tiled roof. The dwelling would replace an existing wooden bungalow that is currently on the site.

The site is situated within the village of Hallthwaites. However, there is no settlement boundary for Hallthwaites included in the adopted Copeland Local Plan 2001-2016, so the reasoning for the dwelling must comply with Policy HSG 5. This states:-

"Outside the settlement boundaries defined by Policy DEV 4 new housing will not be permitted except where it is required to meet exceptional circumstances arising from local social and economic conditions. Where this criterion is fulfilled the development must comply with the sequential test set out in Policy DEV 4."

With regards to the applicants' situation, it is noted that they have strong local ties to Hallthwaites, having lived in the area for 50 years. Information has also been included with regard to the applicant's mobility, which supports the need to be housed in a bungalow.

Within Policy HSG 5 it mentions the need to also comply with the sequential test in Policy DEV 4. This states that development outside of settlement boundaries should be firstly through the reuse of existing buildings; secondly on previously developed sites, and only then on greenfield land. This proposal accords with the policy as it would be situated on a previously developed site and the reuse of the building is not possible as it is not worthy of retention.

Overall, given the applicants' circumstances, the proposal is considered to accord with Policy HSG 5 of the adopted Copeland Local Plan 2001-2016. The proposed replacement of the existing wooden bungalow, which is now uninhabitable, is acceptable under Policy DEV 4. It is therefore recommended that authority be delegated to the Development Services Manager to grant approval subject to no adverse comments being received from the Highways Authority.

Also, with the application being located outside of any settlement boundaries as prescribed by Policy DEV 4, if Members are minded to approve the proposal then it is recommended that a Section 106

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Agreement should be entered into to restrict occupancy to local people only in perpetuity.

Recommendation

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That delegated authority be given to the Development Services Manager to grant planning permission subject to the applicants entering into an Agreement under Section 106 of the Town and Country Planning Act 1990 to restrict the occupancy of the dwelling to local persons as defined in the adopted Copeland Local Plan 2001-2016; subject to no adverse comments being received from the Highways Authority and subject to the following conditions:-

Reasons for condition:-

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

Reason for decision:-

An acceptable dwelling for an exceptional needs case that is compliant with Policy HSG 5 and the sequential test of DEV 4 of the adopted Copeland Local Plan 2001-2016.

25 4/07/2285/0

ERECTION OF TWO APARTMENTS
PART FORMER GARAGE SITE, MONKWRAY ROAD/,
CENTRAL ROAD, KELLS, WHITEHAVEN, CUMBRIA.
MR G MORTON

Parish Whitehaven

In 2001 outline planning permission was granted for 5 dwellings on the former Walkingshaws garage site at Kells (4/01/0138/001 refers). In 2003 consent was granted for the erection of two substantial detached properties on plots 1 and 2 (4/03/0967/0F1 refers), both of which are now constructed.

In September 2006 an application for the erection of two semi-detached houses on the remaining undeveloped part of this site was withdrawn given that compliance with Policy HSG 8 could not be demonstrated (4/06/2577/0F1 refers).

This application seeks consent for the erection of a detached

MAIN AGENDA

building incorporating two apartments.

In terms of accommodation both apartments would provide two bedrooms, a sitting room, kitchen and bathroom. Access to the ground floor apartment would be via the front entrance door with a separate rear access serving the first floor apartment.

Proposed external finishes comprise self coloured wet dash render, concrete roof tiles and white UPVC windows and doors.

No objections have been received from statutory consultees.

Two letters of objection have been received from neighbouring property owners, the grounds of which can be summarised as follows:-

1. The development will have an adverse affect on property values.
2. The impact of extra traffic on an already congested road which has problems with on-road parking and overcrowding.
3. Four dwellings will have one shared access.
4. Loss of light.
5. Intrusion of privacy/overlooking.

In response to the concerns raised I would comment that issues relating to property values are not material planning considerations and should therefore be discounted.

Off-street parking provision has been provided to the front of the building, to which the Highways Authority have raised no objections.

This application seeks to overcome the previous grounds for concern by reducing the overall size of the development and re-siting it in order to achieve the required separation distances set out in Policy HSG 8 of the adopted Copeland Local Plan 2001-2016. In doing so the development is unlikely to have any adverse impacts by way of overlooking and loss of light in relation to existing properties.

In my opinion the proposal materially addresses the previous grounds for concern and would result in the vast improvement of a vacant brownfield site within this built-up residential area in accordance with both Policies HSG 4 and HSG 8 and as such, is favourably recommended.

Recommendation

Approve (commence within 3 years)

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

Reasons for conditions:-

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

In the interests of highway safety

In the interests of highway safety and environmental management

Reason for decision:-

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

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26 4/07/9006/0

EXTENSIONS TO SELLAFIELD DRY PACK PLANT BUILDING,
TO IMPORT INTERMEDIATE LEVEL WASTE FROM AN
EXISTING FACILITY FOR TREATMENT BY ENCAPSULATION
AND ANCILLARY PURPOSES
SELLAFIELD, SEASCALE, CUMBRIA.
BRITISH NUCLEAR GROUP SELLAFIELD

Parish Ponsonby

History of the Intermediate Level Waste (ILW) Storage Facility

The ILW Storage Facility has been operational on the Sellafield Site for more than 30 years. It is used for the storage of Magnox swarf generated from the primary processing of used fuel from Magnox power stations. The building comprises 22 compartments, which was originally constructed with 6 compartments, then extended further to provide an additional 16 compartments over a 22 year period.

To eliminate the fire risk associated with some elements of the magnox waste, it is stored underwater. Over time the Magnox swarf corrodes producing both a magnesium hydroxide sludge and hydrogen and causes the liquor covering the waste to become highly radioactive. The waste in the compartments will differ in the waste type due to the corrosion rate. In the earliest compartments the corrosion process is almost complete, turning the waste into sludge, whilst the later compartments contain a much higher proportion of un-corroded swarf. The sludge also contains pieces of uranium and uranium oxidation products, and some compartments contain a variety of contaminated process equipment classified as miscellaneous beta gamma waste (MBGW).

BNGSL realise that this storage method is not satisfactory over the long term and, as such, is implementing a strategy to remove the waste and decommission the ILW Storage Facility.

In order to remove the waste from underwater storage a long term storage solution needs to be found. It has been identified that Direct Encapsulation is the most appropriate solution. The existing SDP building has been identified to house the direct encapsulation facilities.

Description of the proposed extensions

To enable the direct encapsulation process to be implemented within the original SDP building it will need to be modified and extended. The proposed extensions will comprise of three annexes, an extended building and three other small ancillary buildings. The annexes running along the east wall of the existing SDP will house part of the Grout Preparation Plant, Maintenance areas, and an Effluent

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Treatment Plant. The extended building will be the Box Transfer Facility, and the small attributes include the Clean Product Box Import extension, Box Buffer annexe and the diesel generator and diesel storage extension. The other process areas will remain in the original SDP building, and will not be affected by the extensions and thus outside the scope of this planning application.

EVALUATION OF ENVIRONMENTAL IMPACTS

Traffic

During operations, there will be a negligible increase in road traffic on site caused by contractors accessing the off-site 'park and ride' system, operated from the Yottenfews car park. Off site, there will be some vehicle movements, as the operation of SDP will require approximately five deliveries per day. These will be scheduled to minimise the disruption of the local roads, normally occurring between Monday to Friday. The efficiency of these delivery schedules will be monitored and minimised.

Visual Impact

The proposed extensions will be similar in appearance to the surrounding buildings and will be of similar height or shadowed by the surrounding buildings. From no ground level location, on or off site, will the entire extensions be visible. The extensions to the SDP will as a result have little impact on the appearance of the already highly industrialised site.

Nuisance/Noise/Dust

Construction noise will be associated with the preparation and construction of the base slab and building. Whilst all practicable measures will be adopted to ensure that noise is minimised, noise is not considered to be a significant issue, particularly given the site context and experience gained during other recent site developments.

Noise during operations of the proposed SDP extensions will be minimal outside of the building due to the design and fabric of the building. In addition to this the extensions will be surrounded by other existing buildings, which will act as a further barrier to noise. It is therefore anticipated that the noise from operations within the proposed extensions will be minimal directly outside of the building and thus will be negligible off site.

There is a possibility of dust arising from excavation and construction. To minimise the spread of dust, dust control strategies will be employed to minimise this impact, such as sheeting the trucks carrying spoil and damping dusty areas in and around the construction site. Additionally vehicle wheel washing facilities provided for traffic leaving the SDP extension construction site will further mitigate dust generation.

Aerial Discharges

During construction, some aerial effluents will be produced; however these will be minimal in comparison to the overall emissions from vehicles construction equipment on the Sellafield site.

During operations, SDP radiological aerial discharges are expected to increase. However this increase will be within the total aerial radiological limits for the Sellafield Site authorisation made under the Radioactive Substances Act 1993, and will be minimised using best practicable means (BPM) in order to reduce the entrained activity to as low as reasonably practicable (ALARP) prior to discharge to atmosphere.

Liquid Effluents

The main use of water during construction will be for vehicle washing and will be minimal in comparison to the estimated water use during the operation of the facility.

Maximum abstractions from Wastewater under SDP operating conditions will be approximately 65 cubic metres per day. Thus the operation of the SDP within the proposed extension will account for less than 0.33% of the maximum daily water abstracted from Wastewater during Sellafield Site normal working conditions.

The processes within the original SDP will use a large amount of water due to the necessity of keeping the ILW damp at all times and the preparation of the grout. To reduce the production of effluent from the SDP process, and hence the impact on the liquid effluent treatment plant, liquid effluent will, where possible, be reused and recycled.

The liquid waste produced will be both radioactive and non-radioactive. The non-active effluent will be treated and discharged to the existing site systems, and the active effluent will be treated through a dedicated ion exchange system, and then discharged to an effluent treatment plant for sea discharge.

The SDP operations will reduce, reuse and recycle water where possible, and will treat the effluent within the SDP facility. It is therefore considered that the operations will have such a small effect on existing site usage, the environmental impact of water use in the proposed extension is considered to be negligible.

Solid Waste

During construction an estimated 20,000 cubic metres of spoil will be generated from the excavation of the floor slab of the proposed extensions. The proposed spoil management strategy comprises a combination of disposal to the Calder Flood Plain Landfill on the

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Sellafield site local landfill and used as landscaping material on site. The excavation site will be checked by BNGSL in accordance with a Sellafield Site Procedure, and BNGSL will seek to minimise any disposals to landfill by re-using non-contaminated spoil in order to prevent unnecessary use of local landfill sites.

The majority of solid waste from the SDP extensions during operations will be dried out grout. It is estimated that 16 cubic metres of this solid waste will be produced every week, and will be disposed of to landfill. Mitigation methods will be in place to reduce and avoid the production of excess grout mix and any out of specification powders.

Active waste produced in SDP will be classed as Intermediate (ILW) or Low Level Waste (LLW). ILW will be directly encapsulated in the Encapsulation Cave and LLW will be sent to the Low Level Waste Repository at Drigg.

Economic and Social Effects

The three extensions will take approximately three years to construct. A completion target has been set for 2010; this will allow the buildings to be commissioned and operational by 2011. During construction, it is estimated that there will be a peak of 700 personnel but the number of personnel will vary during the construction and commissioning phases.

During the operations, there will be approximately 250 operational staff and support workers. The SDP will work in a pattern of 5 shifts per 24 hours, with approximately 175 personnel working on shift patterns supported by 75 day personnel.

Staff will be a mixture of new recruits and established staff from other areas of the Sellafield site. The strategy of recruitment of staff is currently underway, as well as the long term training of local school leavers, for example apprentices.

Planning Policy

Policy NUC 2 of the adopted Copeland Local Plan 2001-2016 supports development for or related to the nuclear fuel cycle within the licensed site boundary where the development contributes towards a long term strategy for the future management of the site. The proposal is consistent with this policy.

Conclusion

Magnox swarf is currently stored within the ILW Storage Facility. This is not a satisfactory long term solution. Extensions to the existing SDP building are necessary in order to provide facilities to process the ILW prior to safe long term storage.

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Given the location of the proposed development its visual impact will be minimal.

Although the operation of the SDP extension will add to the current site aerial discharges it is concluded that they will be sufficiently abated to ensure that effect on the current site discharges and thus the environment will be minimal.

Recommendation

Permission be granted

Schedule of Applications - DELEGATED MATTERS

4/07/2170/0	St Bees	ERECTION OF TWO STOREY EXTENSION LINGMELL, ABBEY ROAD, ST BEES, CUMBRIA. MS KATE POSTLETHWAITE
4/07/2184/0	Whitehaven	TWO STOREY EXTENSION TO GABLE AND ERECTION OF FRONT PORCH 51, HAIG AVENUE, BRANSTY, WHITEHAVEN, CUMBRIA. MR D BATTY
4/07/2188/0	Whitehaven	DEMOLITION OF EXISTING GARAGE/UTILITY ROOM AND ERECTION OF GARAGE/KITCHEN WITH EN-SUITE BEDROO 35, LEATHWAITE AVENUE, WHITEHAVEN, CUMBRIA. MR P TELFORD
4/07/2190/0	Whitehaven	REAR CONSERVATORY 23, LINGMELL CLOSE, MIREHOUSE, WHITEHAVEN, CUMBRIA. MRS D VAUGHAN
4/07/2204/0	Egremont	ERECTION OF FRONT PORCH 19, THE ELMS, ORGILL, EGREMONT, CUMBRIA. MS A SCOTT
4/07/2220/0	Whitehaven	ERECTION OF RETRACTABLE CANOPY AWNING THE PUNCHEON INN, CHAPEL STREET, WHITEHAVEN, CUMBRIA. MRS J KENNETT
4/07/2225/0	Distington	SINGLE STOREY GARAGE AND BEDROOM EXTENSIONS 13, GILGARRAN PARK, GILGARRAN, DISTINGTON, CUMBRIA. MR AND MRS VINCENT
4/07/2226/0	St Johns Beckermert	REPLACEMENT OF DOUBLE GLAZED PORCH WITH WALLED PORCH/EXTENSION TO CLOAKROOM 1, STATION CRESCENT, BECKERMET, CUMBRIA. D PEARSON
4/07/2186/0	Moresby	4 BEDROOM DETACHED HOUSE PLOT 54, MANESTY RISE, WHITEHAVEN, CUMBRIA. MR L SMITH
4/07/2197/0	Arlecdon and Frizington	DORMER BUNGALOW LAND ADJACENT TO RALTRI, BARWISE ROW, ARLECDON, FRIZINGTON, CUMBRIA. MR R HUDDART
4/07/2210/0	Arlecdon and Frizington	APPLICATION TO HEIGHT REDUCE AND PRUNE OVER

Schedule of Applications - DELEGATED MATTERS

		HANGING BRANCHES ON 1 ASH TREE PROTECTED BY A 12, RHEDA CLOSE, FRIZINGTON, CUMBRIA. MRS A HATHAWAY-JONES
4/07/2212/0	Cleator Moor	ERECTION OF TWO DWELLINGS (RESERVED MATTERS) LAND ADJACENT TO, BIRKS ROAD, CLEATOR MOOR, CUMBRIA. M STEELE
4/07/2224/0	Whitehaven	CONVERSION OF ADJOINING BARN TO PROVIDE ADDITIONAL LIVING ACCOMMODATION THE BARN, HARRAS DYKE, WHITEHAVEN, CUMBRIA. MISS T LITTLE
4/07/2243/0	St Bees	MAXIMUM CROWN REDUCTION TO TWO SYCAMORE TREES REAR GARDEN OF 118, MAIN STREET, ST BEES, CUMBRIA. D BROWN
4/07/2246/0	St Bees	INSTALL A 22CM DIA. MICROWAVE ANTENNA WHIN BANK, ROTTINGTON, ST BEES, CUMBRIA. THUS PLC
4/07/2247/0	Whitehaven	USE OF VACANT LAND ADJACENT TO CHIP SHOP AS ASSOCIATED OUTSIDE SEATING AREA AND ERECTION OF 67, MARKET PLACE, WHITEHAVEN, CUMBRIA. CARLA ARRIGHI
4/07/2316/0	Whitehaven	REMOVE 1 CHESTNUT TREE PROTECTED BY A TREE PRESERVATION ORDER CHESTNUT HOUSE, THE GROVES, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR D GRAVES
4/07/2082/0	Millom	LOUNGE EXTENSION TO REAR 77, HOLBORN HILL, MILLOM, CUMBRIA. MR & MRS S HIGHAM
4/07/2162/0	Millom	THREE WOODEN STABLES PLUS FEED ROOM PONY PADDOCK, SLAG BANK, MILLOM, CUMBRIA. MRS J ROWES
4/07/2173/0	Millom	CONSTRUCTION OF A DORMER WINDOW TO THE FRONT ELEVATION 10, SEA VIEW, HAVERIGG, MILLOM, CUMBRIA. MR A GARDNER
4/07/2187/0	Millom	CHANGE OF USE FROM SHOP AND FLAT TO DWELLING INCLUDING EXTERNAL ALTERATIONS 24, WELLINGTON STREET, MILLOM, CUMBRIA.

Schedule of Applications - DELEGATED MATTERS

A CUMMINGS

4/07/2189/0	Millom	DEMOLITION OF CONSERVATORY, ERECTION OF TWO STOREY EXTENSION WITH ADDITIONAL BEDROOM OVER 5, ST LUKES ROAD, HAVERIGG, MILLOM, CUMBRIA. MR AND MRS R C SHORT
4/07/2195/0	Haile	ERECTION OF AGRICULTURAL DWELLING LAND ADJACENT, BRACKENTHWAITE, WILTON, EGREMONT CUMBRIA. MR AND MRS T DIXON
4/07/2201/0	Millom	NEW REFRIGERATION PLANT SOMERFIELD STORES, LANCASHIRE ROAD, MILLOM, CUMBRIA. SOMERFIELD STORES LTD.
4/07/2203/0	Egremont	REMOVAL OF EXISTING PORCH AND ADDITION OF NEW PORCH AND NEW CONSERVATORY HORSE AND GROOM HOUSE, MARKET PLACE, EGREMONT, CUMBRIA. MR R MERRETT
4/07/2213/0	Millom	NON ILLUMINATED ADVERT SIGN RSPB NATURE RESERVE, HODBARROW POINT, MILLOM, CUMBRIA. DUDDON ESTUARY PARTNERSHIP
4/07/2219/0	Seascale	DEMOLISH CONVERTED OUTBUILDING AND REPLACE WITH SINGLE STOREY EXTENSION LONNINGS, CROSS LANES, SEASCALE, CUMBRIA. MR & MRS F SLOAN
4/07/2063/0	Whitehaven	CONSERVATION AREA CONSENT FOR DEMOLITION OF DWELLING 42, ROPER STREET, WHITEHAVEN, CUMBRIA. MESSRS M & D MOON
4/07/2064/0	Whitehaven	15 NO. DWELLINGS 42, ROPER STREET, WHITEHAVEN, CUMBRIA. MESSRS M & D MOON