

PLANNING PANEL- 1 FEBRUARY 2012

AGENDA

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SCHEDULE OF DELEGATED DECISIONS

45

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.

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

ITEM NO: 1.



To: PLANNING PANEL

Development Control Manager

Date of Meeting: 01/02/2012

Application Number:	4/11/2567/0F1
Application Type:	Full : CBC
Applicant:	Mrs V Neale
Application Address:	FLAT 3A, TOMLIN HOUSE, BEACH ROAD, ST BEES
Proposal	CHANGE OF USE FROM DOMESTIC DWELLING TO COMMERCIAL (HAIR & BEAUTY SALON) - RESUBMISSION
Parish:	St. Bees
Recommendation Summary:	Approve (commence within 3 years)



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BACKGROUND

Planning permission to change the use of this lower ground floor flat (C3) to a hair and beauty salon (A1) was refused in November 2011 (4/11/2437/OF1 refers). The reason for refusal was as follows:

The proposed hair and beauty salon represents an inappropriate use for this ground floor residential flat, giving rise to significant adverse affects on the amenity of the adjoining residential properties in terms of noise and general disturbance, particularly in the evening and at weekends when the occupiers of these adjoining properties could reasonably expect some peaceful enjoyment of their properties, contrary to Policies DEV 1, DEV 3, DEV 4, DEV 6, HSG 25, EMP 5 and TCN 13 of the adopted Copeland Local Plan 2001-2016.

PROPOSAL

A revised application has now been received again seeking permission to change the use of this lower ground floor flat (C3) situated at the end of a three storey terrace block, along Beach Road, St Bees to a hair and beauty salon (A1). The business currently operates from mid terraced premises along St Bees Main Street.

This revised application seeks to overcome the previous grounds for refusal by reducing the proposed opening hours from 9.00am to 6.00pm Monday to Friday and 10.00am to 4.00pm on Saturdays, with no opening on Sundays and Bank Holidays. The original application sought to open until 7pm on Thursdays and from 10am to 4pm on Sundays and bank holidays and to hold pamper parties on Saturdays between 4pm and 8pm.

The flat and the two above have large attractive bay windows facing southwest towards to the beach car parks.

There is a vehicular access to the western side of the property which leads to the rear where there is an informally surfaced parking area. There is then a footway leading from the rear of the site to the lower ground floor flat, the door being located in the projecting bay.

There are a mixture of uses within the immediate locality. Directly opposite is the Adams recreation ground, to the south is a relatively new detached house and beyond that is the Seacote Hotel. To the southwest is the large public car park and beach shop. To the rear of the site and beyond the informal car park are a couple of garages and beyond that a housing estate.

The property currently has parking for 2 cars. There will be no proposed change to this arrangement.

No external alterations are proposed as part of the proposal. Internally, there will be few modifications. The existing lounge will be changed into the main hair salon and the two existing bedrooms will be used as treatment rooms. The Kitchen and bathroom will remain as existing.

CONSULTATIONS

St Bees Parish Council raise no objections.

The Highways Authority raise no objections as the site is located within walking distance of a public car park.

The Council's Environmental Health Officer raises no objections and is satisfied with the proposed opening hours. Having discussed the issue of potential noise and sound insulation

he confirms that any nuisance issues would be dealt with under separate Environmental Health legislation.

Three letters of objection have been received, two from the occupiers of the first and second floor flats (2 Tomlin House and 3b Tomlin House) and the other signed by three residents of Richmond Crescent.

The residents of Richmond Crescent object on the grounds that they consider the use could adversely affect the value and sale of their properties and parking as they have experienced considerable inconvenience in the past with visitors parking outside their properties in order to avoid paying parking charges on the public car park. Likewise they note that the road between Richmond Terrace and Richmond Crescent is private and would not like access to their garages to be impeded.

The owners of the flats above object on the following grounds:-

1. Provision of similar service – a hair salon already exists on St Bees Main Street and if additional services are required there is space to expand this business within the confines of the existing property. Likewise, there are many properties available in Whitehaven that are much more suitable for a beauty salon.
2. Flat 3a was refurbished in 2005/2006 and provides an affordable family dwelling, for which there are few comparable dwellings available in St Bees.
3. Noise – flat 3b is immediately above flat 3a and shares the same joists to create the ceiling of flat 3a and the floor of 3b. The owners of flat 3b invested £2,000 when they purchased the property in 2006 to apply an acoustic barrier to the floor which was necessary to achieve an acceptable low level of noise transfer between the two dwellings (flat 3a and flat 3b). The proposal would result in an increase in levels of noise from music, speech, ventilation systems and electrical noise from equipment such as hair dryers as well as additional noise created by customers parking and arriving and departing from the property.
4. Noise - the Bed & Breakfast next door is separated by a thick stone wall with little sound coming through. That cannot be said of the flats below as there is no sound barrier or barrier to smells. Normal conversations can be heard.
5. Opening hours - opening seven days a week and until 9pm on one evening would severely impinge on the objectors quality of life as there would be no let up on the noise.
6. Parking – the deeds to flat 2 give uninterrupted sole use of half the parking area the applicant intends to use. Constantly having to move the car or get clients to move

theirs would be extremely irritating and disrupting.

7. Access - the risk of injury to the residents who have rights of passage would increase as a result of multiple customers manoeuvring along an unfamiliar driveway which is narrow and bounded by sandstone walls.
8. Traffic increase - traffic flow along Beach Road reaches a considerable density at peak times and throughout the summer months. The use of the parking area by customer would increase the risk of traffic colliding as vehicles may be blind spotted by the bend in Beach Road.
9. Smells and odours – some of the chemicals and volatile compounds used in hair dressing and beauty have high odour compounds which will move upwards through the dwellings to flat 3b and flat 2. Also the electro mechanical noise of any ventilation system would need to be attenuated to avoid disturbance. An Acoustic Consultant has advised that this would be difficult to achieve given the material and nature of construction of Tomlin House.
10. Property value – estate agents have advised that the change of use would negatively impact on the value of flat 3b.
11. Insurance – the insurance profile would need to be re-evaluated and would almost certainly result in an increased insurance premium.
12. Effect on Leasehold – the current leasehold defines the use as a private dwelling and the deeds state that no business must be conducted from these premises. Any change can only be made in co-operation with the other two Leaseholders and with the Freeholder.

A letter has been received from the applicant in response to the concerns raised together with a 27 name petition of support. Within the letter the applicant points out that need for the premises has come about as the existing Main Street premises are on the market and they could be given one months notice to vacate at any time. The applicant has approached the Seacote Hotel, Hartley's Ice Cream Shop, St Bees Public School and other local landlords in order to find alternative premises within the village, with no luck. This refusal could be the end of a viable and thriving business in the village with a loss of 5 jobs. In response to the objections raised she offers the following comments:

- Property values - would be irrelevant to the applications success. The objectors fail to mention that there is a guest house attached to the flats and a guest house at the far end of Richmond Crescent which fails to make this area residential. Two of the properties owned by objectors are failing to sell and they are using this proposal as justification for the lack of interest.

- Opening hours - the opening hours have been reduced to include no opening on Sundays and Bank Holidays. The salon will close at 6.00pm Monday to Friday and 4.00pm on Saturdays.
- Parking – parking is restricted to the right side of the parking area so that the top flat can have access as she is entitled to and no cars will need to be moved on a regular basis. The parking for two cars will be used by staff only unless a disabled client needs the space. Customers will be asked to use the adequate parking facilities on the car parks opposite and not on Richmond crescent.
- Fumes & waste – there is adequate ventilation in the property and any fumes and waste from spray tanning and acrylic nail equipment will be extracted using commercially acceptable equipment.

For clarity, it should be noted that issues relating to property value, rights of access, leasehold and insurance are not material planning considerations.

PLANNING POLICY

The following policies of the adopted Copeland Local Plan 2001-2016 are considered of particular relevance to the assessment of this application:

DEV 1 ‘Sustainable Development and Regeneration’ requires all development to accord with the local plan aims and objectives and is expected to contribute to achieving sustainable regeneration.

DEV 3 ‘Local Centres’ identifies St Bees as a Local Centre and the site lies within the development boundary for the village as set out in Policy DEV 4 ‘Development Boundaries’. This policy gives priority to the development of previously developed land and buildings rather than Greenfield land.

DEV 6 ‘Sustainability in Design’ advocates a high standard of sustainable design being achieved in all new developments. Amongst other things DEV 6 seeks to ensure that by design and choice of location development creates or maintains reasonable standards of general amenity.

HSG 25 ‘Non-Residential Development in Housing Areas’ presumes against allowing non-residential development which causes undue disturbance and affects the character of existing residential areas unless there would be no significant loss of amenity to surrounding property; the proposed use is ancillary to the residential character of the areas; and the proposed use conforms with other policies or proposals in the plan.

EMP 5 'Employment use in Key Service and Local Centres' presumes in favour of allowing appropriately scaled employment development, redevelopment or building conversions within Local Centres. The preamble to this states that the Council is keenly aware of the need to encourage small business development throughout the Borough but that it is also determined to ensure that such development does not pose a threat to the amenity of adjoining neighbours, particularly in areas of primarily residential use.

TCN 13 'Local Centres' permits proposals for retail and service development within established shopping areas of local centres. The Council recognise that shops and services are essential to maintaining vitality and viability of our villages and surrounding rural communities.

ASSESSMENT

The key issue this application raises which warrants careful consideration is the likely impact on the amenity of adjoining residential properties as a result of noise and disturbance created by the use.

Whilst the properties immediately above the flat and to either side are residential, arguably this is not a wholly residential area. There are several guest houses within the immediate locality including that at No. 1 Tomlin House (Tomlin Guest House) and 6 Richmond Crescent (West Coast B & B). The Adams Recreation Ground is located directly opposite and to the immediate south is the Seacote Hotel, Beach Shop and two large public beach car parks.

In comparison to the original application which was refused, the proposed opening hours have been significantly reduced and no longer include late evening, Sunday and Bank Holiday opening. These restricted operating times, which could be secured by a condition attached to any grant of planning permission would resultantly remove the comings and goings by customers at times when residents can reasonably expect some peaceful enjoyment of their properties.

In terms of smell, the applicant confirms that there is adequate ventilation in the property and any fumes and waste from spray tanning and acrylic nail equipment will be extracted using commercially acceptable equipment.

No objections have been received from the Council's Environmental Health Officer and in any event, any nuisance arising from smell and noise could be dealt with under separate Environmental Health legislation.

As regards car parking whilst mindful of the comments raised by the objectors, it should be noted that there is ample public car parking available in close proximity to the premises in the form of the two large public pay and display beach car parks.

Likewise, the applicant has confirmed that the two existing dedicated parking spaces serving the property will remain unchanged and will be used solely by staff unless needed by a disabled client. It is therefore unlikely, that the proposed use would increase the number of vehicles using the existing access/parking facilities and thus there will be no harmful change to highway safety beyond the existing situation.

It should also be reiterated that no objections have been received from the Highways Authority.

In summary, and subject to a condition being imposed restricting the opening hours, the proposal is considered to represent an acceptable alternative use for this vacant ground floor flat within St Bees village.

Public transport services are limited within the village and it is considered that the proposal will ensure that a well used facility is retained, particularly for those more isolated members of the community.

Recommendation:-

Approve

Conditions

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The use hereby permitted shall not be open to the public outside the following times:

9.00am to 6.00pm Monday to Friday

10.00am to 4.00pm on Saturdays

and shall remain closed on Sundays and Bank Holidays in accordance with the submitted details received by the Local Planning Authority on 22 November 2011 and as confirmed by the applicant in her letter to the Local Planning Authority received on 9 January 2012.

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.

Reason for decision:-

An acceptable alternative use for this lower ground floor flat within the village of St Bees in accordance with Policies DEV 1, DEV 3, DEV 6, HSG 25, EMP 5 and TCN 13 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 2.

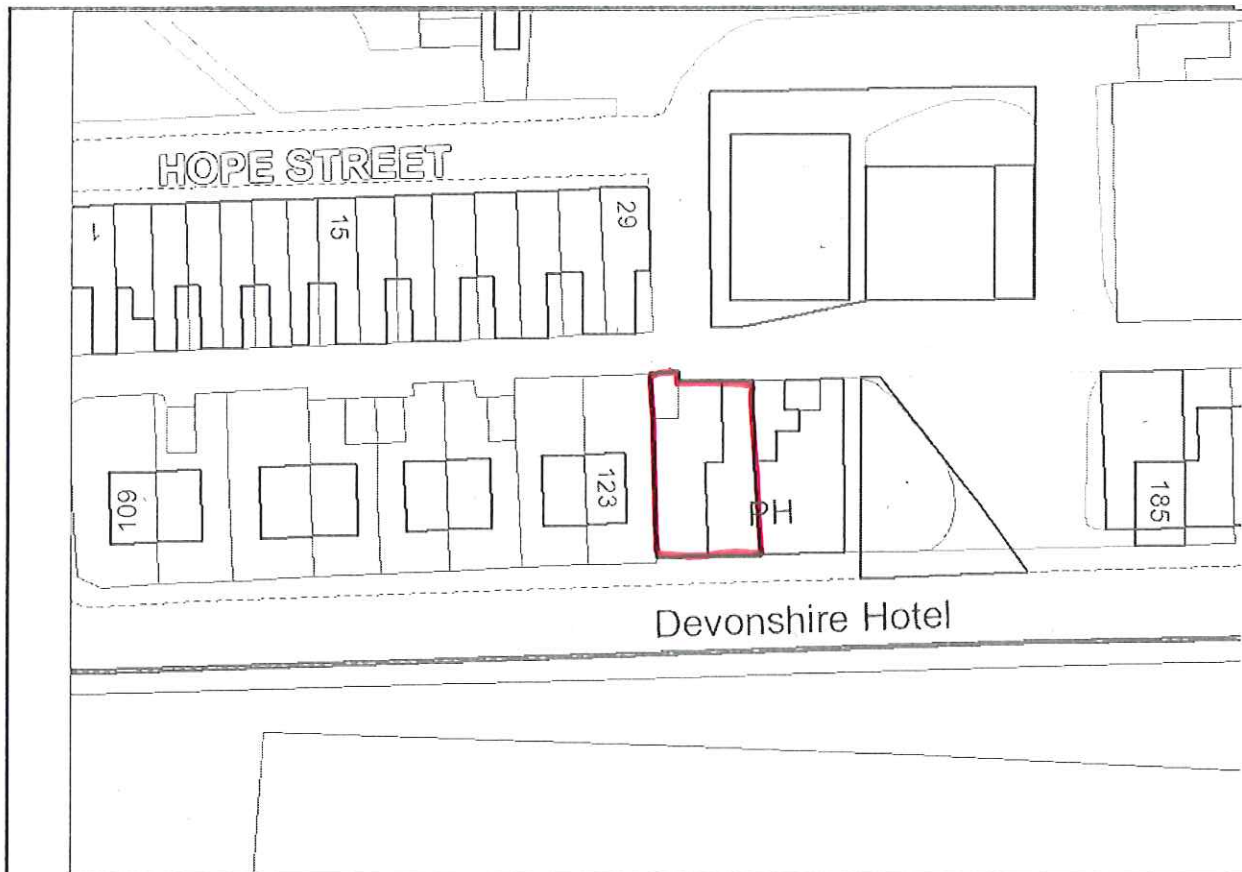


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 01/02/2012

Application Number:	4/11/2582/OF1
Application Type:	Full : CBC
Applicant:	Ms T A Towers
Application Address:	173 DEVONSHIRE ROAD, MILLOM
Proposal	THREE STOREY SIDE EXTENSION & SINGLE STOREY EXTENSION TO REAR, REPLACEMENT GARAGE & INTERNAL ALTERATIONS
Parish:	Millom
Recommendation Summary:	Site Visit



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PROPOSAL

Planning permission is sought to construct a three storey extension to the side of this semi-detached property fronting Devonshire Road in Millom.

The property adjoins the Devonshire Hotel, with existing first and second floor bedrooms located above part of the Hotels bar at ground floor level. To the west is 128 Devonshire Road, a two storey house and to the south is the sports field.

It is also proposed to construct a single storey L-shaped extension to the rear and a single storey garage. The existing garage and single storey off-shoot and side porch will be demolished to make way for the development.

The proposed three storey extension will measure 4.35m in width and 5.85m in depth. It will be 9.6m in height compared to the existing building which is 10.9m in height. A bay window feature is proposed at ground floor level and overall the main three storey frontage (excluding the bay window) will be set back 3.6m from the existing frontage.

In terms of its positioning, the extension will be sited 2.55m from the side boundary of no. 123 Devonshire Road to the west. The extension will have a single window in the side elevation at ground floor level, fitted with obscure glazing.

The proposed single storey extension will project 7.2m from the existing rear elevation and 3.9m from the rear of the new three storey extension. It will be between 3.5m and 7.65m in width and 4.1m in height with a hipped roof.

The garage, which will adjoin the corner of the single storey extension, will be 6.5m in length, between 2.5m and 3.0m in width and 3.2m in height. It will be sited 0.1m from the side boundary with no. 123 Devonshire Road. At present the existing garage actually abuts both the side and rear boundaries of the site.

In terms of accommodation the new extensions will create a lounge/diner, kitchen/snug, utility room and W.C at ground floor level. Two additional bedrooms with en-suite bathrooms will be created at first and second floor level. An existing bedroom at first floor level will be changed into a bathroom and an existing bedroom at second floor level will be used as an office.

Externally, the extensions will be finished with off white render, grey tiles and white upvc windows and doors.

CONSULTATIONS

Millom Town Council – request a site visit. As it is quite a large extension they would like a site visit to enable the Planning Panel to ensure the proposed extension would not be detrimental to the area.

Highways Authority – raise no objections provided that the cut off drains to the driveway and yard connect to suitable outfalls.

Two letters of objection have been received, one from the Landlord of the adjoining Devonshire Hotel and the other from the owners of the adjacent house, 128 Devonshire Road.

The owners of 128 Devonshire Road are concerned about the size of the extension as it would affect the early morning sunlight to the rear of their property. At present they do not get sunlight to the rear until it has passed the outline of the Hotel and no. 173. Likewise, they are concerned about parking as people visiting the pub park outside their house and cars are often left overnight.

The Landlord of The Devonshire Hotel is concerned that until recently 173 Devonshire Road was under the same owner/occupier as the Hotel and there is now a flying freehold arrangement (which there is no mention of within the application) whereby the first and second floor bedrooms of no. 173 are immediately above the Hotels lively public bar on the ground floor and the proposed entrance hall and 'snug' would sit adjacent. He is concerned that the development will compromise the ability of the Devonshire Hotel to operate as a lively community pub without catering for the privacy and need for quiet for residents of no. 173. In summary he notes that there will be:

1. Severe loss of privacy between both properties
2. Impact of noise disturbance on both properties

3. legal implications of the flying freehold relationship between the two properties

A letter has been received from both the applicant and her agent in response to the concerns raised.

Firstly, the applicants agent points out that as the proposed three storey extension is located directly west of the existing hotel and set back from the south elevation, impact on early morning sun (east/southeast) will still be from the profile of the existing Hotel. Likewise, in terms of parking, there is currently only one off street parking place serving 173 Devonshire Road. This proposal includes a second off-street parking place and whilst access would be required, this would not have a detrimental effect on the existing parking arrangements.

Secondly, the applicant confirms that she and the current Landlord purchased the Devonshire Hotel in 2000 and lived in the top two floors and ran the business on the ground floor until recently. 173 Devonshire Road was occupied by a separate resident until her death in 2002 and it is understood that she lived there for many years and sold what would have been her parlour to the brewery in order for them to extend one of the bars of the Hotel, which is what created the flying freehold situation. In the two years prior to her death the owner never complained about noise from the bar.

The applicant purchased 173 Devonshire Road when it was put up for sale in 2002 and confirms that it has always been a separate dwelling.

For a matter of clarity, having consulted the Council's Council Tax department they confirm that 173 Devonshire Road is registered as a separate dwelling to the Devonshire Hotel. This is also evident on the Council's GIS and mapping systems.

PLANNING POLICY

The following policies of the adopted Copeland Local Plan 2001-2016 are considered relevant to the assessment of this application:

DEV 2 'Key Service Centres' – seeks to focus most development in the Borough in the Key Service Centres, of which Millom is one.

DEV 4 'Development Boundaries' – the boundaries identified for each Key Service Centre indicate the physical limit to development appropriate for each settlement over the plan period. The subject property is located within the development boundary for Millom.

DEV 6 'Sustainability in Design' - sets out the Council's sustainable design criteria which all new developments must adhere to.

HSG 20 'Domestic Extensions and Alterations' - presumes in favour of allowing domestic extensions and alterations provided the scale, design and materials respect the character of the parent property; they would not lead to a significant reduction in daylighting; they would not create security, privacy or overlooking problems and they would not result in a loss of 50% or more of the undeveloped curtilage.

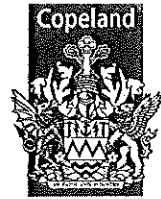
RECOMMENDATION

In light of the Town Councils request and the objections raised it is recommended that Members visit the site to fully assess the issues raised prior to determining the application.

Recommendation:-

Site visit

ITEM NO: 3.

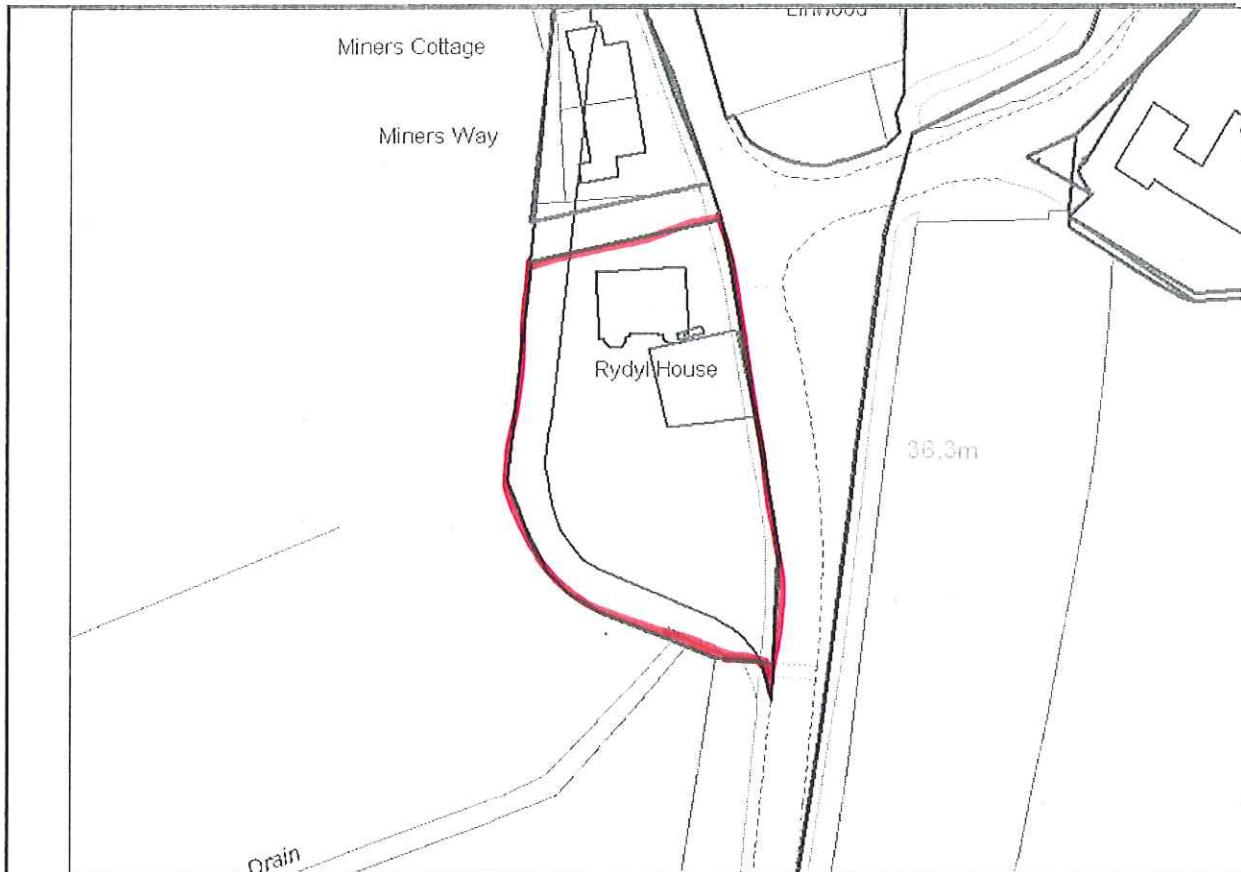


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 01/02/2012

Application Number:	4/11/2591/0F1
Application Type:	Full : CBC
Applicant:	Mr A Fox
Application Address:	RYDYL HOUSE, STAMFORD HILL, LOWCA, WHITEHAVEN
Proposal	CHANGE OF ACCESS (RETROSPECTIVE)
Parish:	Lowca
Recommendation Summary:	Refuse



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INTRODUCTION

Planning permission is sought in retrospect for the formation of a new access at Rydyl House, Stamford Hill, Lowca.

The dwelling that the driveway will provide access to is known as Rydyl House, a two storey detached property located within the Lowca Settlement Boundary. This dwelling was constructed in 2007 with the proposal including a detached garage and vehicular access to the rear of the property (application 4/05/2812/0 refers).

A retrospective application was then submitted in 2010 for a change of access to the dwelling (4/10/2478/0 refers). Cumbria Highways initially objected to the access as constructed as it was considered to affect highway safety as positioned due to the close

proximity to the speed cushion in the road. However an amended plan was submitted which detailed the access relocated 5.0m to the north, which was considered an acceptable position by Cumbria Highways. The application was then approved, but with a condition specifying the access relocation works should be undertaken within 3 months of the decision, and the existing point of access removed. These works have never been undertaken.

PROPOSAL

This application now seeks permission for the access as currently located. The driveway as constructed follows the south west boundary of the curtilage, over a distance of approximately 70m, leading to the road. The land level is lower at the point of the access and slopes up towards the dwelling to the north. The site around the access is a grassed front curtilage area to the dwelling.

The access joins the C4001 road near to the southern village boundary of Lowca. The driveway is currently unsurfaced and leaves the site at a point adjacent to a speed cushion in the road at the entrance to the village.

CONSULTATION RESPONSES

Cumbria Highways – Object to the proposal.

They have commented that the proposed driveway would access off the public highway immediately adjacent to two speed cushions. Such an arrangement would not be acceptable from a highway safety point of view and would likely cause damage to the applicants' cars.

Should the applicant wish to submit an amended proposal moving the access point at least 5m away from the speed cushions then they would be prepared to reconsider their position.

Parish Council – No comments received

No other comments have been received on the proposal in relation to the statutory notification procedure.

PLANNING POLICY

A proposal of this nature is judged against Policy DEV 6 of the adopted Copeland Local Plan 2001 – 2016 regarding Sustainability in Design. This states: -

Planning permission will only be granted for development which:

1. shows a high standard of design and choice of materials where building scale, density and proportion, landscaping and overall layout contribute to creating or maintaining a strong sense of place and achieves an efficient use of land
2. provides safe and convenient access, egress and internal circulation for all users paying particular attention to public transport, walking, cycling and the needs of people with impaired mobility
3. incorporates appropriate and safe provision for car parking in accordance with new regionally adopted standards (Appendix 1)
4. avoids the loss of or damage to important natural or built conservation interests, landscapes or architectural character, archaeological and historic sites and important open spaces and where appropriate enhances biodiversity
5. incorporates energy efficiency and waste minimisation in its design and uses recycled materials and renewable energy technology as far as reasonably practicable
6. Has no adverse effect on air quality
7. Has no adverse effect on the quantity and quality of groundwaters and surface waters by the provision of pollution prevention measures, water saving devices and sustainable drainage systems
8. Does not exceed the capacity of services necessary in terms of community provision and physical infrastructure which includes road and transport capabilities, foul and surface water sewers, sewerage treatment and water supply, unless these can be improved at developers' expense without adverse effect on the local community and the environment
9. does not increase the risk of flooding either on site or elsewhere: in this regard the choice of development site will be prioritised in the order of:
 - i) sites with little or no flood risk

- ii) those with low or medium risk and only then
 - iii) sites in areas of high risk designed to minimise or mitigate that risk
10. by design and choice of location creates or maintains reasonable standards of general amenity and helps to minimise risk or fears for personal safety, health and the security of property
 11. does not prejudice the comprehensive development of an area particularly where any masterplan or action plans have been adopted by the Council

ASSESSMENT

The access to the dwelling as currently sited is viewed as being at variance with the above policy, with particular consideration of point 2 relating to any development providing a “safe and convenient access”. Due to the comments received from Cumbria Highways recommending refusal, it is considered correct to accord with this view. It is therefore recommended that this retrospective application be refused and enforcement action undertaken to secure compliance with the original grant of planning permission under LPA reference 4/05/2812/0F1.

Recommendation:-

Refuse

Reason for Decision

The use of the vehicular access as constructed is not considered to be a safe and convenient form of access due to its positioning immediately adjacent to two speed cushions within the carriageway of the C4011 road, which would result in increased danger to both pedestrian and vehicular road uses at variance with Policy DEV 6 of the adopted Copeland Local Plan 2001 – 2016.

ITEM NO: 4.

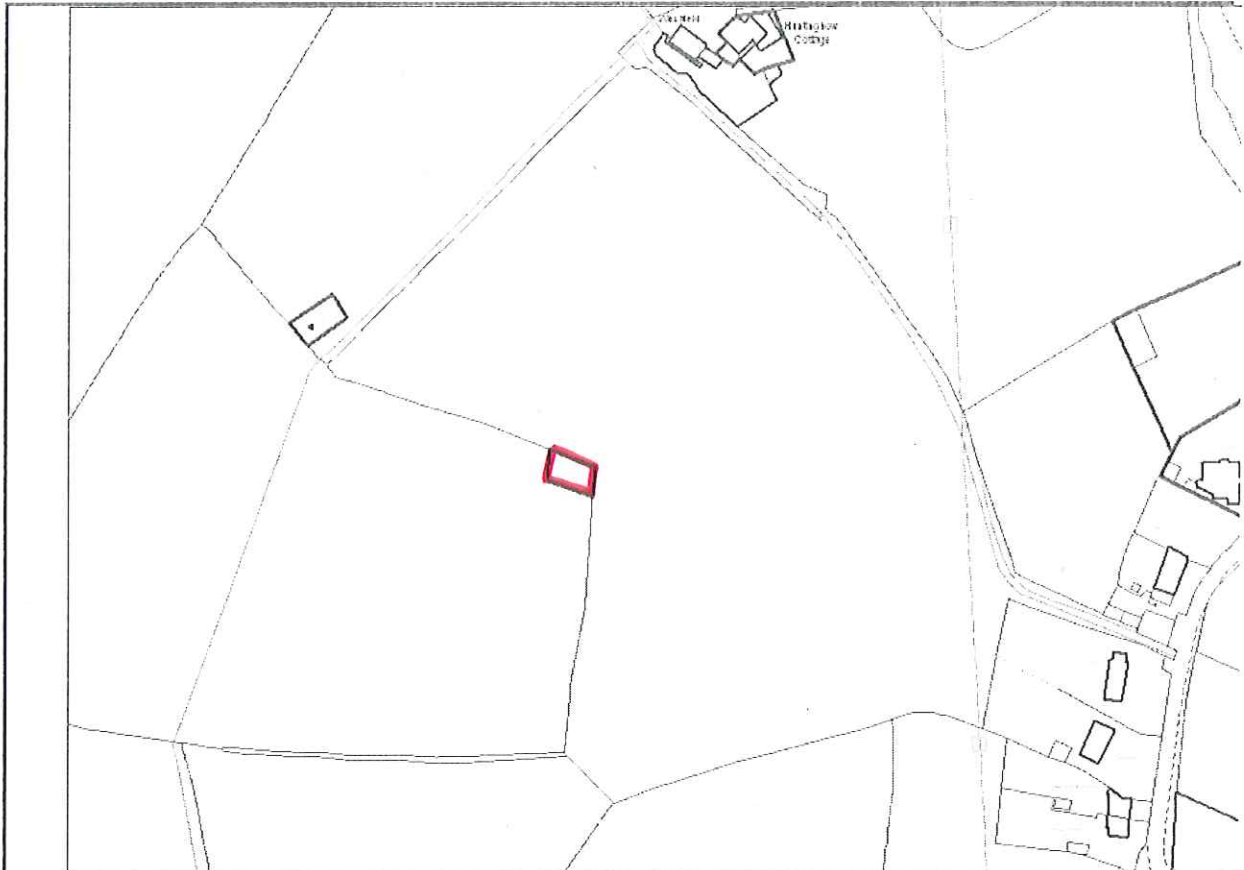


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 01/02/2012

Application Number:	4/11/2593/OF1
Application Type:	Full : CBC
Applicant:	Mr M Messenger
Application Address:	FIELD NO. 4381, LAND TO SOUTH OF HUNTINGHOW COTTAGE/WEST OF QUALITY CORNER, MORESBY, WHITEHAVEN
Proposal	ERECTION OF ONE 15KW WIND TURBINE
Parish:	Moresby
Recommendation Summary:	Approve (commence within 3 years)



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PROPOSAL

Planning permission is sought for the erection of a wind turbine on agricultural land to the north of Moresby at Adamgill Farm. The site is approximately 300m to the northwest of the dwellings on Alder Close which is the north boundary of the Whitehaven settlement as prescribed in the adopted Copeland Local Plan 2001 – 2016. It is also approximately 230 metres from the nearest property to the east on Quality Corner. The turbine is to consist of a 15 metre high tower with an 8.5m metre blade radius giving a total height of 19.25 metres. The structure will be a galvanised steel construction with black turbine blades.

The turbine is to be used to generate electricity for domestic use by the applicant who lives in the adjoining farm 300 metres to the north of the site. It is estimated that the turbine would generate approximately 23,000 kwh of renewable energy per annum.

The applicants have provided details to justify the site chosen for the turbine. They state that the turbine has been sited centrally on the agricultural land to retain a sufficient distance to any residential properties to reduce noise levels and visual impact. In addition, the turbine will be located within 130 metres of a 30 metre high telecommunications mast. In addition, a high voltage pylon line crosses this area of agricultural land to the rear of the dwellings on Quality Corner. Access to the turbine will be from either field access to the north by the farm buildings or to the east of the site at Quality Corner.

CONSULTATION RESPONSES

Highways Control Officer – No objections.

Environmental Health – No comments received.

Moresby Parish Council – Support the application.

No other comments have been received in response to the statutory notification procedure.

PLANNING POLICY

Planning Policy Statement 22 sets out the Governments guidance on renewable energy. It positively promotes and encourages such development where the technology is viable and environmental, economic and social aspects can be satisfactorily addressed.

A Cumbria wide Wind Energy Supplementary Planning Document (SPD) was published in July 2007. This is supplementary guidance and advocates a consistent approach to dealing with such proposals. The Council adopted this SPD in 2008.

Policy EGY1 of the adopted Copeland Local Plan 2001-2016 sets out the criteria against which all proposals for renewable energy are to be considered. This is set out below:-

Proposals for any form of renewable energy development must satisfy the following criteria:

1. That there would be no significant adverse visual effects
2. That there would be no significant adverse effects on landscape or townscape and distinctiveness
3. That there would be no adverse impacts on biodiversity
4. That proposals would not cause unacceptable harm to features of local, national and international importance for nature or heritage conservation
5. That measures are taken to mitigate any noise, smell, dust, fumes or other nuisance likely to affect nearby residents or other adjoining land users
6. That adequate provision can be made for access, parking and any potentially adverse impacts on the highway network
7. That any waste arising as a result of the development would be minimized and dealt with using suitable means of disposal.

Policy EGY 2 refers specifically to wind energy. In addition to the criteria set out in Policy EGY 1 it requires a scheme to be agreed for the removal of the turbine and associated structures and the restoration of the site once the turbine has been removed.

ASSESSMENT

The applicants have outlined that other locations were considered for the installation but this site offered the best option due to the need to maximise wind capture and also to provide an adequate separation distance with the nearby residential properties thereby reducing the potential noise nuisance. The Environmental Health officer has been consulted on this application to ensure that the noise levels that would result from the turbine proposed would fall within acceptable tolerances. Any response will be reported at the meeting.

Due to the location in the middle of agricultural land and the adjacent large telecommunications mast it is considered that overall the impact within the landscape will be modest.

Recommendation:-

Approve

Conditions

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission is for a period not exceeding 20 years from the date that the turbine is first commissioned. The site shall be thereafter restored to agricultural use in accordance with a scheme, including a timescale for implementation, which has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that possible dereliction and unsightliness is avoided.

3. No development shall commence until full details of the finish and colour of both the turbine tower and blades have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To minimise visual intrusion.

Reason for Decision

The proposed wind turbine is modest in scale and would not have a significant adverse impact on either the local landscape or the amenities of the residential properties within the area in accordance with Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016.

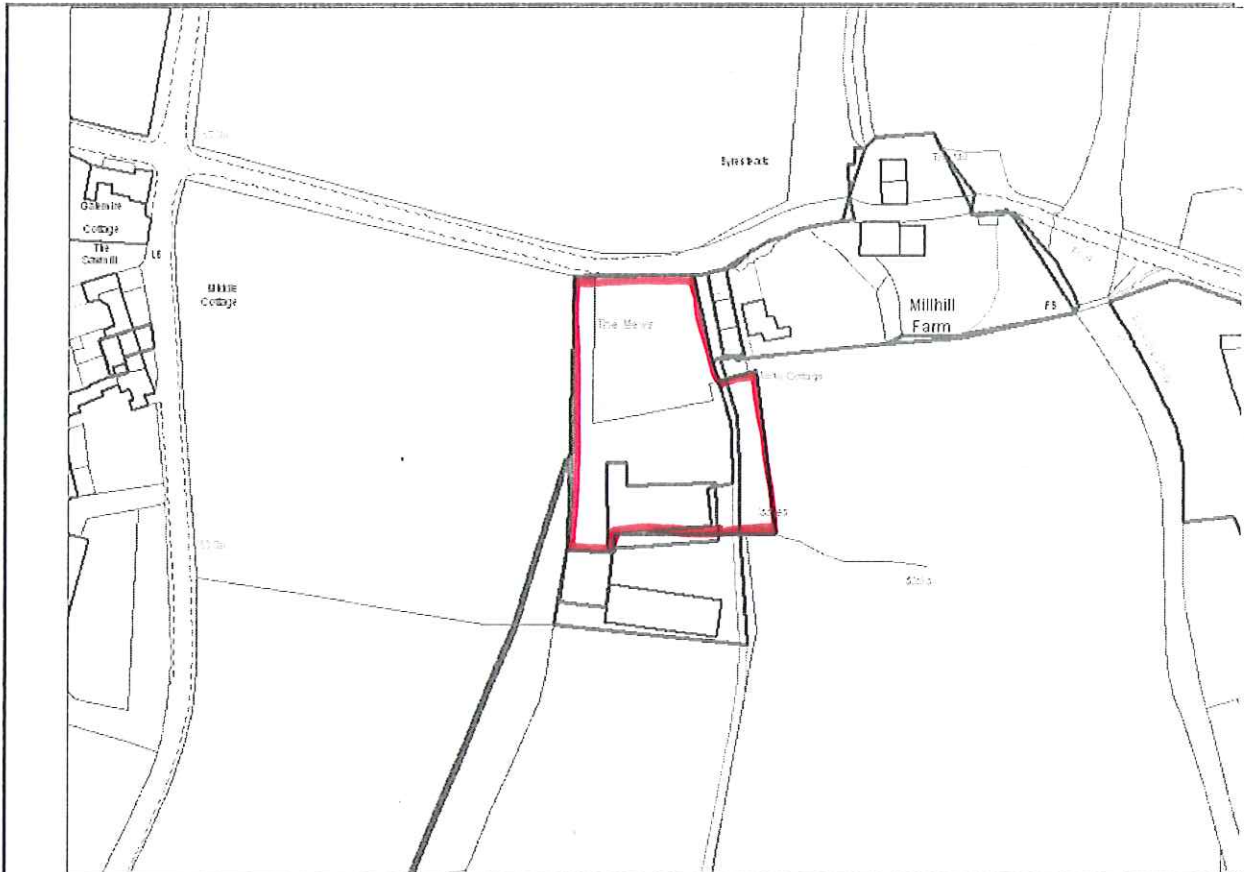
ITEM NO: 5.

To: PLANNING PANEL

Development Control Manager

Date of Meeting: 01/02/2012

Application Number:	4/11/2601/0F1
Application Type:	Full : CBC
Applicant:	Westlakes Holiday Cottages
Application Address:	MILL HILL FARM, KEEKLE, CLEATOR MOOR
Proposal	HOLIDAY ACCOMMODATION DEVELOPMENT TO PROVIDE 15 NO. UNITS AND HOUSEKEEPING FACILITY WITH ASSOCIATED SITE WORKS INCLUDING PARKING AND LANDSCAPING
Parish:	Weddicar
Recommendation Summary:	Site Visit



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INTRODUCTION

This application relates to an open area of land which lies adjacent to the collection of buildings associated with the former Mill Hill Farm. The building group lies in open countryside some 500 metres to the east of Summergrove.

Planning permission was granted for the conversion of the existing buildings to form two residential units and seven self catering holiday units and also for the erection of a large equestrian building on the site in 2007 under reference 4/07/2497/0F1.

PROPOSAL

Planning permission is now sought for the creation of 15 additional holiday units on the land to the west of the existing building group. They will be let for holiday purposes on a self catering basis.

The majority of the units have been designed to provide two bedroomed accommodation although it is also proposed to erect two larger four bedroomed units as part of the scheme. The units are to be arranged around a central courtyard which will be used as a communal parking area. The new buildings have been designed to replicate the domestic scale of the adjoining converted barns.

The proposed buildings are to be constructed to a high quality and will be clad externally with a combination of stone walls, roughcast render and timber cladding.

Glazed screens have been included at first floor level leading out onto individual terraces so that the units can take advantage of the extensive views of the surrounding countryside. These screens will also offer the potential for a high level of passive solar heating. High levels of thermal insulation have also been incorporated into the design to make units efficient.

Access to the new units is to be achieved off the minor road which serves the existing building group.

The following information has been submitted with the application:-

- Detailed layout and elevation plans to illustrate the proposed buildings and their siting
- Design and access statement
- Planning report
- Business plan
- Phase 1 desk top study report

As this application relates to a large scale development on a prominent site within the open countryside it is recommended that Members take the opportunity to visit the site before determining the application.

Recommendation:-

Site Visit

ITEM NO: 6.

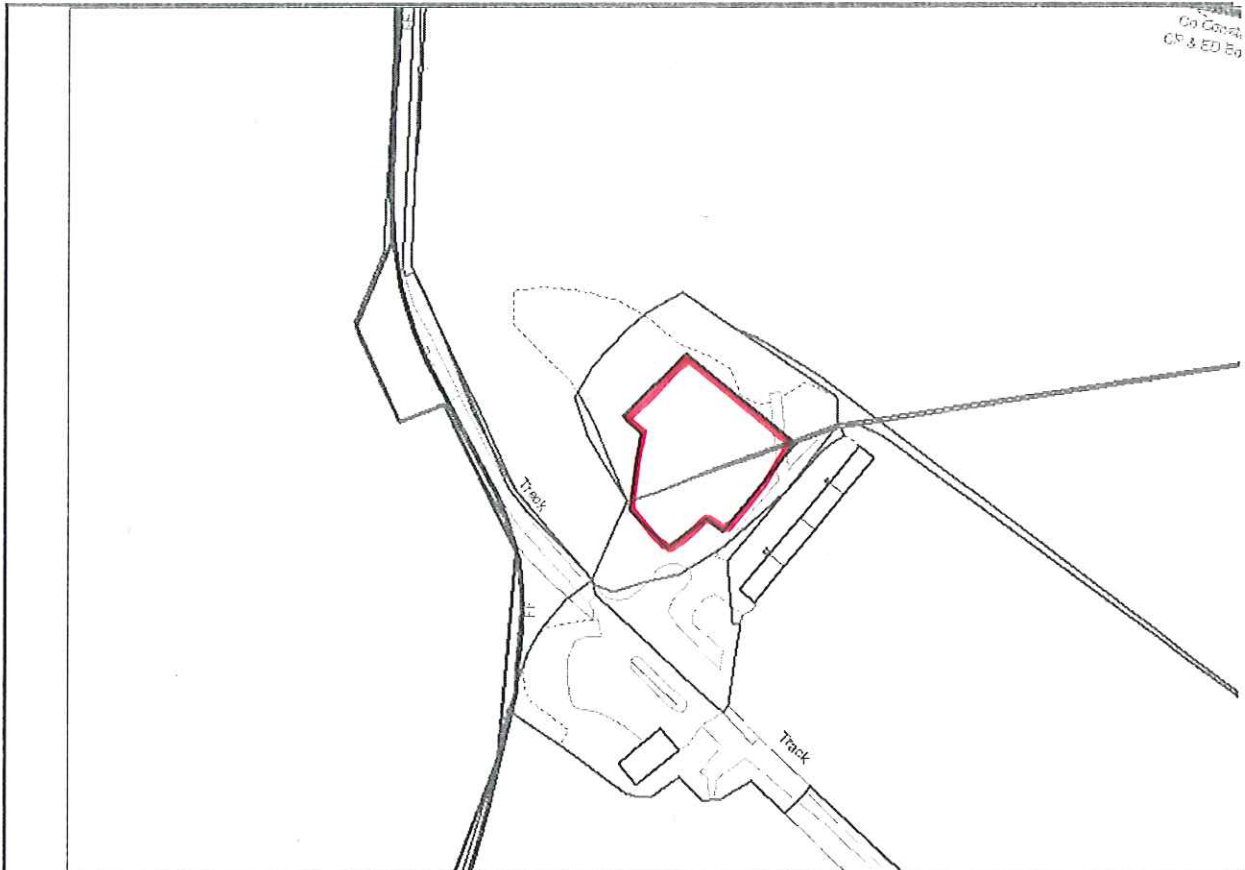


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 01/02/2012

Application Number:	4/11/2607/001
Application Type:	Outline : CBC
Applicant:	Mr R Gate
Application Address:	DISTINGTON GOLF COURSE AND DRIVING RANGE, CHARITY LANE, DISTINGTON
Proposal	APPLICATION FOR NEW PERMISSION TO REPLACE AN EXTANT PERMISSION TO EXTEND TIME LIMIT FOR IMPLEMENTATION (4/09/2036/001, OUTLINE APPLICATION FOR ERECTION OF NEW AMENITY BLOCK WITH MANAGERS ACCOMMODATION)
Parish:	Distington
Recommendation Summary:	Approve in Outline (commence within 3 years)



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INTRODUCTION

This application relates to Distington Golf Course which was originally granted planning permission in 1992 under reference 4/92/0309/0F1.

Outline planning permission was subsequently granted for the erection of a new amenity block with manager's accommodation in 2009 under reference 4/09/2036/001. This application seeks permission to extend the timescale for the implementation of this outline planning permission.

PROPOSAL

The proposed amenity block and managers accommodation is to be accommodated within an L shaped building that is to be sited adjacent to the existing driving range building. It will house a garage/workshop for machinery, toilet facilities, customer changing rooms, an office and managers accommodation. The manager's accommodation would help to improve security on this isolated site.

It is also proposed to create an additional 30 car parking spaces to supplement the existing car parking areas which already serve the site. The existing vehicular access to the site off the Lowca to Harrington road would remain unchanged as part of this proposal.

CONSULTATION RESPONSES

United Utilities

No objections provided that the site is drained on a separate system with only foul drainage connected into the foul sewer.

Highways Control Officer

No highway objections although it was noted on the original proposal that only one disabled parking bay was shown and there appears to be no access from the new car park to the driving range.

PLANNING POLICY

Policy DEV 5 of the adopted Copeland Local Plan 2001-2016 seeks to protect the character of the open countryside and therefore only permits certain types of development outside the defined development boundaries of the key service centres and local centres. Leisure and tourism related development is one of the exceptions which may be deemed acceptable in the open countryside.

Policy SVC 14 of the adopted Copeland Local Plan 2001-2016 supports expanded recreation and leisure facilities provided that they do not harm the local landscape; adversely affect neighbours or create unacceptable traffic conditions.

ASSESSMENT

The proposal is considered to represent an acceptable form of development within the open countryside which accords with Policies DEV 5 and SVC 14 of the Local Plan.

Whilst the site is exposed, a single storey building here would be seen against the backdrop of the existing driving range building. As such this is considered to be the most suitable location. The reinforcement of planting to the north and west boundaries will help to mitigate against the impact on wider views.

The accommodation element was deemed to be necessary in 2009 based upon a local need case. The course is well established and occupies a vulnerable and remote location. The accommodation would provide a presence on site which would help with security issues. The occupancy of this unit was restricted in 2009 by the use of a condition which restricted the occupancy to an employee of the business.

There has been no change in circumstances since 2009 and no objections are raised to extending the timescale for the implementation of this project for a further three years.

Recommendation:-

Approve in outline

Conditions

1. The layout, scale, appearance, means of access thereto and landscaping shall be as may be approved by the Local Planning Authority.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Amended buildings/car park site plan, scale 1:250 dated March 2009
- Design & Assess Statement, MJN Associates, February 2009
- Location Plan, Proposed dwelling and ancillary facilities, scale 1:250
- Supporting letter from Mr Keith Wareing dated 4 March 2009

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

4. Occupation of the dwelling shall be limited to a person employed full time in the management and/or operation of the Distington Golf Course and Driving Range or a widow or widower of such a person, or any resident dependents.

Reason

The Local Planning Authority would not be prepared to grant planning permission for a dwelling in this location except for occupation by persons so employed

5. Before development commences full details of the foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details.

Reason

To ensure the implementation of a satisfactory drainage scheme.

6. Before development commences full details of the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the provision and implementation of a satisfactory landscaping scheme.

7. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its implementation and planting shall be carried out in accordance with the approved schedule.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

8. Public footpath No. 26003 shall remain unobstructed at all times.

Reason

To protect the public footpath in the interests of safeguarding the public's right of way

9. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation shall be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human

health. If remediation measures are necessary they shall be implemented in accordance with the assessment to the satisfaction of the Local Planning Authority.

Reason

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

INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com
<<http://www.groundstability.com/>>

Reason for decision:-

An acceptable outline proposal for the erection of an amenity block with integral manager's accommodation to upgrade facilities on this established golf course in compliance with Policies DEV 5 and SVC 14 of the adopted Copeland Local Plan 2001-2016.

Reason for Decision

ITEM NO: 7.



To: PLANNING PANEL

Development Control Manager

Date of Meeting: 01/02/2012

Application Number:	4/12/2013/OF1
Application Type:	Full : CBC
Applicant:	Story Homes
Application Address:	SITE ADJACENT TO MAGELLAN PARK, HIGH ROAD, WHITEHAVEN
Proposal	ERECTION OF 24 NO. DWELLINGS & ASSOCIATED INFRASTRUCTURE
Parish:	Whitehaven
Recommendation Summary:	Site Visit



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This application relates to an area of land off High Road that was formerly in use as a car parking area associated with the Rhodia site. Outline planning permission was previously granted for the erection of 64 houses on two of the former car parking areas in 2009 under reference 4/09/2508/001. A full planning application was subsequently granted in 2010 for these dwellings under reference 4/10/2331/0F1. These dwellings are currently under construction.

Planning permission is now sought for the redevelopment of the third former car park to provide a further 24 new residential properties which will form phase two of the overall scheme. The submitted details show a mix of three and four bedroomed semi detached and detached dwellings.

The submitted layout has been designed with a continuous frontage of houses along High Road. Behind this frontage the houses are arranged in two separate blocks that are served by internal estate roads. Access into the site is to be achieved using an existing entrance off High Road that was created as part of phase one of this development. The layout has been designed so that each dwelling has an individual driveway and a dedicated parking area within each plot. The application also provides for the continuation of the cycle/pedestrian link from the first phase of the development.

The application is accompanied by the following information:-

- Detailed layout and elevation plans including site sections and street scenes
- Design and access statement
- Transport statement
- Travel plan.

The proposal is also accompanied by two additional planning applications (references 4/12/1012/0F1 and 4/12/2029/0F1) which relate to other land within the Woodhouse estate under the ownership of the Home Group. The proposals are to construct an additional 11 dwellings in a partnership agreement between Story Homes and the Home Group which are to be sold as open market housing on a profit shared basis. The Home Group are keen to see the introduction of open market housing within the Woodhouse estate which will introduce a wider tenure choice that will help to progress the Woodhouse Evolution housing regeneration plan. A unilateral agreement has been provided with the application to cover all three sites and it is anticipated that the legal agreement will include a threshold of development on this site which will trigger both the commencement and completion of development on the other two sites.

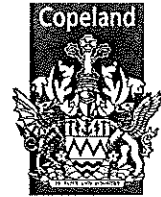
A number of technical agencies and local residents have been consulted on this application and responses are awaited.

Although this brown field site falls within the designated development boundary for Whitehaven it is not allocated for housing within the adopted Copeland Local Plan. As this is a major planning application which is likely to have implications for the long term delivery of the Woodhouse housing regeneration scheme it is recommended that Members visit the site prior to the application being determined.

Recommendation:-

Site Visit

ITEM NO: 8.

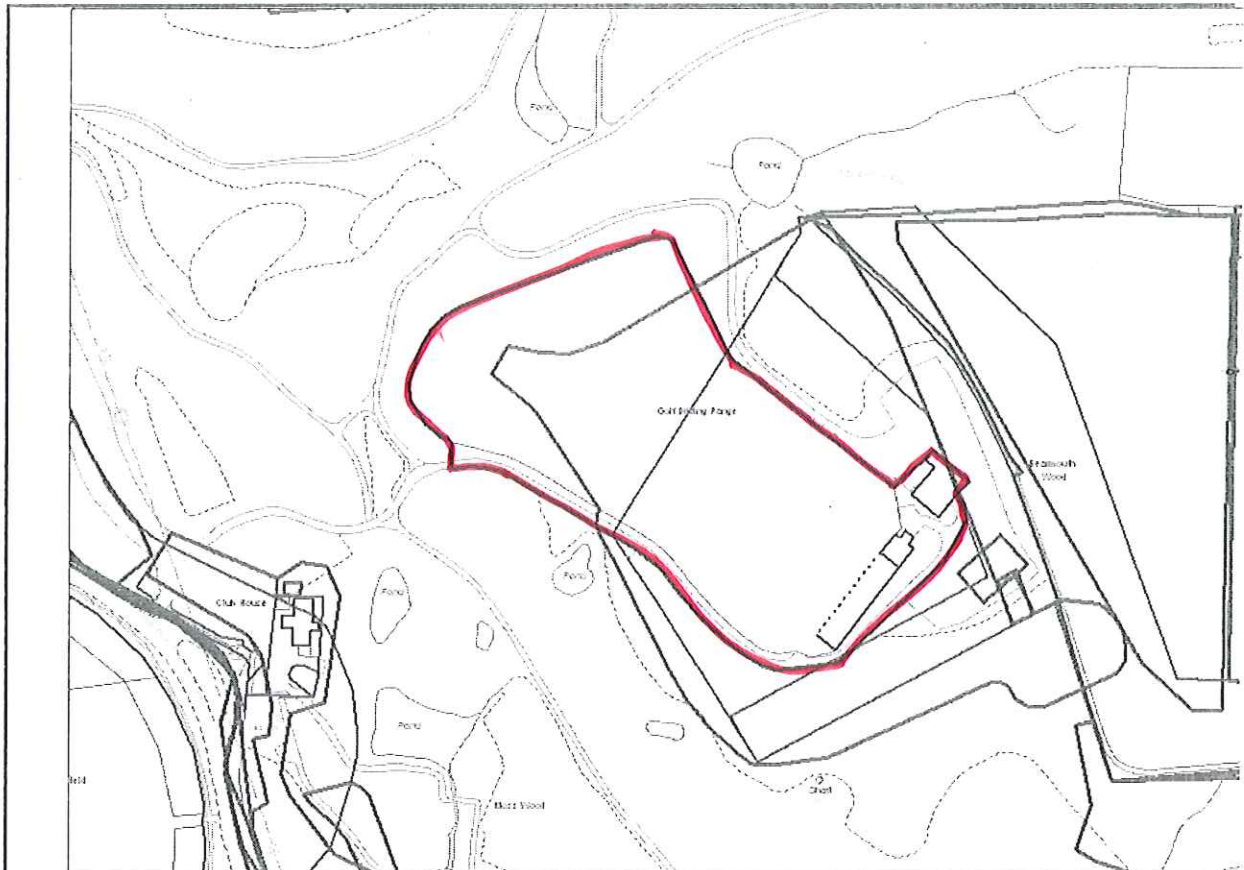


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 01/02/2012

Application Number:	4/12/2014/OF1
Application Type:	Full : CBC
Applicant:	Western Lakes Ltd
Application Address:	WHITEHAVEN GOLF CLUB, RED LONNING, WHITEHAVEN
Proposal	REVISED SITING FOR EXISTING GOLF DRIVING RANGE APPROVED UNDER REF. 4/05/2165/OF1
Parish:	Whitehaven
Recommendation Summary:	Approve



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INTRODUCTION

This application relates to the golf driving range facility at Whitehaven golf course. Planning permission was granted for the construction of the driving range in 2005 under reference 4/05/2165/OF1. The driving range was opened for use in 2006.

The golf course has undergone a significant amount of modification and improvement over the past 10 years all of which forms part of a master plan that was approved in 2008 under reference 4/08/2413/OF1. A topographical survey completed as part of the master plan revealed that the golf driving range has not been constructed in the precise area previously approved in 2005.

PROPOSAL

This application seeks approval for the revised siting of the driving range and its associated buildings.

The driving range consists of an open fronted rectangular building which covers a floor area of 455 sq metres which faces out onto a large fenced open area of ground that covers 0.78 hectares.

The existing access to the site remains unchanged from the previously approved details.

The revised siting for the driving range did affect the line of the Moresby Parks to Scilly Banks footpath which runs across the course. The applicants have now got agreement to the diversion of the line of the footpath to overcome this issue following a public inquiry. The revised route of the footpath follows the northwest boundary of the driving range as constructed.

POLICY ISSUES

Policy DEV 5 of the adopted Copeland Local Plan 2001-2016 seeks to protect the character of the open countryside and therefore only permits certain types of development outside the defined development boundaries of the key service centres and local centres. Leisure and tourism related development is one of the exceptions which may be deemed acceptable in the open countryside.

Policy SVC 14 of the adopted Copeland Local Plan 2001-2016 supports expanded recreation and leisure facilities provided that they do not harm the local landscape; adversely affect neighbours or create unacceptable traffic conditions.

Policy ENV 13 seeks to protect existing rights of way from development proposals.

ASSESSMENT

The golf driving range occupies the same part of the golf course as originally approved and is contained within the confines of the golf course as a whole. The building is the same size as previously approved and the land associated with the building is slightly smaller than originally planned.

In this location the driving range is well away from the nearest residential properties and is also well screened when viewed from outside the site by the existing belts of trees.

The main issue raised by the revised siting for the driving range is the impact on the route of an existing right of way. The recent Inspectors decision following the consideration of an objection to the proposed diversion has now resolved this issue. The responsibility for ensuring that the diversion is implemented within the agreed timescale falls to the County Council as the Highways Authority.

Recommendation:-

Approve

Reason for decision:-

The golf driving range is located within an established golf course and is adequately screened when viewed from outside the site in accordance with Policies DEV 5 and SVC 14 of the adopted Copeland Local Plan 2001-2016

List of Delegated Decisions

Selection Criteria:

From Date: 19/12/2011

To Date: 20/01/2012

Printed Date: Friday, January 20, 2012

Printed Time: 4:07 PM

Application Number	4/11/2510/0F1
Applicant	Applied Management Services
Location	LAND TO THE REAR OF MERLIN DRIVE & OSPREY GARDENS, MORESBY PARKS, WHITEHAVEN
Proposal	CHANGE OF USE OF AGRICULTURAL LAND TO FORM EXTENSION OF DOMESTIC CURTILAGE (12 GARDENS)
Decision	Approve (commence within 3 years)
Decision Date	22 December 2011
Dispatch Date	22 December 2011
Parish	Moresby

Application Number	4/11/2514/0F1
Applicant	Millom Parochial Church Council
Location	ST GEORGES CHURCH, ST GEORGES ROAD, MILLOM
Proposal	ALTERATIONS TO PORCH TO IMPROVE ACCESS & THE CONSTRUCTION OF A SMALL EXTENSION TO CREATE A W.C.
Decision	Approve (commence within 3 years)
Decision Date	22 December 2011
Dispatch Date	22 December 2011
Parish	Millom

Application Number	4/11/2516/001
Applicant	Mr H Mossop
Location	LAND ADJACENT TO SMITHFIELD ROAD (NORTH SIDE, WESTERN END), EGREMONT
Proposal	OUTLINE APPLICATION FOR A DETACHED DWELLING - RESUBMISSION OF 4/11/2026/001
Decision	Approve in Outline (commence within 3 years)
Decision Date	22 December 2011
Dispatch Date	22 December 2011
Parish	Egremont

Application Number	4/11/2517/TPO
Applicant	Dr T Tuohet
Location	INGLEBERG, BRAYSTONES ROAD, BECKERMET
Proposal	FELLING OF 2 HORSE CHESTNUT TREES; 2 LABURNUM TREES & 1 BIRCH TREE & PARTIAL CROWN REDUCTION OF ONE SYCAMORE TREE AND ONE OAK TREE SIUTATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	22 December 2011
Dispatch Date	22 December 2011
Parish	Beckermet

Application Number	4/11/2524/0A1
Applicant	The Co-operative Food
Location	CO-OPERATIVE RETAIL SERVICES LTD, LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR
Proposal	REPLACEMENT SIGNAGE
Decision	Approve Advertisement Consent
Decision Date	20 December 2011
Dispatch Date	20 December 2011
Parish	Cleator Moor

Application Number	4/11/2538/0F1
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Applicant	Mr R & Mrs J Lewis
Location	MONTROSE, GREENDYKES, EGREMONT
Proposal	SINGLE STOREY EXTENSION TO REAR
Decision	Approve (commence within 3 years)
Decision Date	9 January 2012
Dispatch Date	9 January 2012
Parish	Egremont

Application Number	4/11/2539/OA1
Applicant	James Hall & Co Ltd
Location	PELICAN SERVICE STATION, LOOP ROAD NORTH, WHITEHAVEN
Proposal	ADVERTISEMENT CONSENT FOR 2 NO. REPLACEMENT TOTEM SIGNS, 1 NO. CANOPY HELIOS SIGN AND 2 NO. ILLUMINATED STRIPS
Decision	Approve Advertisement Consent
Decision Date	9 January 2012
Dispatch Date	9 January 2012
Parish	Whitehaven

Application Number	4/11/2541/OL1
Applicant	Mr and Mrs Jenkins
Location	3 VICTORIA TERRACE, CORKICKLE, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR ERECTION OF A SATELLITE TV DISH
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	5 January 2012
Dispatch Date	5 January 2012
Parish	Whitehaven

Application Number	4/11/2542/TPO
Applicant	Mr W Sumner
Location	3 LAUREL BANK, FOXHOUSES ROAD, WHITEHAVEN
Proposal	REMOVAL OF ONE BAY TREE SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	3 January 2012
Dispatch Date	3 January 2012
Parish	Whitehaven

Application Number	4/11/2543/OF1
Applicant	Story Homes
Location	FORMER RHODIA OFFICES, HIGH ROAD, WHITEHAVEN
Proposal	APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED DEMOLITION
Decision	Approve (commence within 3 years)
Decision Date	21 December 2011
Dispatch Date	21 December 2011
Parish	Whitehaven

Application Number	4/11/2545/OA1
Applicant	Drivers Jonas Deloitte
Location	PLOT 9B WESTLAKES SCIENCE AND TECHNOLOGY PARK, MOOR ROW

Proposal	ADVERTISEMENT CONSENT FOR ERECTION OF MONOLITH SITE ENTRANCE SIGN TO SITE ENTRANCE ROAD
Decision	Approve Advertisement Consent
Decision Date	21 December 2011
Dispatch Date	21 December 2011
Parish	Egremont

Application Number	4/11/2557/0L1
Applicant	Mrs C Renton
Location	1 MARINE TERRACE, OAKBANK, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR REPLACEMENT CAST IRON GUTTERING ON FRONT ELEVATION & NEW CAST IRON DOWN SPOUT TO GABLE CORNER OF PROPERTY
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	21 December 2011
Dispatch Date	21 December 2011
Parish	Whitehaven

Application Number	4/11/2559/0F1
Applicant	Mr J Alick
Location	PLOT 2, THE CROFT, WILTON, EGREMONT
Proposal	FOUR BEDROOMED DORMER BUNGALOW AND GARAGE
Decision	Withdrawn
Decision Date	3 January 2012
Dispatch Date	3 January 2012
Parish	Haile

Application Number	4/11/2560/001
Applicant	Mr W Taylor
Location	LAND ADJACENT TO 2 SILVERDALE STREET, HAVERIGG, MILLOM
Proposal	APPLICATION TO REPLACE AN EXTANT PLANNING PERMISSION IN ORDER TO EXTEND TIME LIMIT FOR IMPLEMENTATION - 4/08/2478/001, OUTLINE APPLICATION FOR 2 No DWELLINGS
Decision	Approve (commence within 3 years)
Decision Date	12 January 2012
Dispatch Date	12 January 2012
Parish	Millom

Application Number	4/11/2562/0F1
Applicant	Mr D Barnes
Location	MONTREAL HOUSE, CROSSFIELD ROAD, CLEATOR MOOR
Proposal	DOUBLE GARAGE
Decision	Approve (commence within 3 years)
Decision Date	21 December 2011
Dispatch Date	21 December 2011
Parish	Cleator Moor

Application Number	4/11/2563/0F1
Applicant	Central Motor Company
Location	CENTRAL MOTOR COMPANY, LILLYHALL, DISTINGTON
Proposal	DEMOLITION OF EXISTING SHOWROOM AND OFFICES, RE-MODELLING OF REMAINDER TO FORM SHOWROOM
Decision	Approve (commence within 3 years)

Decision Date	4 January 2012
Dispatch Date	5 January 2012
Parish	Distington

Application Number	4/11/2564/0F1
Applicant	Mr Price
Location	RANDLINE, LECONFIELD STREET, CLEATOR MOOR
Proposal	LIVING ROOM EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	21 December 2011
Dispatch Date	21 December 2011
Parish	Cleator Moor

Application Number	4/11/2565/0F1
Applicant	Mr B Field
Location	59 HILLTOP ROAD, KELLS, WHITEHAVEN
Proposal	TWO STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	10 January 2012
Dispatch Date	10 January 2012
Parish	Whitehaven

Application Number	4/11/2566/0F1
Applicant	Mrs E Chapman
Location	OXENRIGGS FARMHOUSE, HAILE, EGREMONT
Proposal	FRONT PORCH
Decision	Approve (commence within 3 years)
Decision Date	10 January 2012
Dispatch Date	10 January 2012
Parish	Haile

Application Number	4/11/2569/0F1
Applicant	Mr Hartley
Location	STONY HOWE, DRIGG, HOLMROOK
Proposal	SINGLE STOREY AND TWO STOREY EXTENSION AND REPLACEMENT PORCH
Decision	Approve (commence within 3 years)
Decision Date	12 January 2012
Dispatch Date	12 January 2012
Parish	Drigg & Carleton

Application Number	4/11/2570/0F1
Applicant	Mr and Mrs D Parker
Location	BURNBRIDGE, LAMPLUGH
Proposal	ERECTION OF FAMILY ROOM EXTENSION TO THE REAR
Decision	Approve (commence within 3 years)
Decision Date	12 January 2012
Dispatch Date	12 January 2012
Parish	Lamplugh

Application Number	4/11/2570/0F1
Applicant	Mr and Mrs D Parker
Location	BURNBRIDGE, LAMPLUGH
Proposal	ERECTION OF FAMILY ROOM EXTENSION TO THE REAR
Decision	Approve (commence within 3 years)
Decision Date	12 January 2012

Dispatch Date	12 January 2012
Parish	Arlecdon and Frizington

Application Number	4/11/2572/0F1
Applicant	McGrady Engineering Ltd
Location	McGRADY ENGINEERING LTD, RED LONNING INDUSTRIAL ESTATE, WHITEHAVEN
Proposal	EXTENSION TO EXISTING ENGINEERING WORKSHOP
Decision	Approve (commence within 3 years)
Decision Date	17 January 2012
Dispatch Date	17 January 2012
Parish	Whitehaven

Application Number	4/11/2573/0F1
Applicant	Mr P Metcalf
Location	14 KATHERINE STREET, MILLOM
Proposal	ERECT SINGLE STOREY KITCHEN/UTILITY ROOM EXTENSION AND ALTERATIONS
Decision	Approve (commence within 3 years)
Decision Date	17 January 2012
Dispatch Date	17 January 2012
Parish	Millom

Application Number	4/11/2574/0F1
Applicant	Home Group Limited
Location	NOS 12-15 HOWBANK ROAD, EGREMONT
Proposal	PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF FOUR DWELLINGS
Decision	Approve (commence within 3 years)
Decision Date	12 January 2012
Dispatch Date	12 January 2012
Parish	Egremont

Application Number	4/11/2575/0F1
Applicant	Greggs plc
Location	GREGGS, 42 MAIN STREET, EGREMONT
Proposal	INSTALLATION OF A NEW TIMBER SHOPFRONT & TIMBER ENTRANCE DOORS
Decision	Approve (commence within 3 years)
Decision Date	12 January 2012
Dispatch Date	12 January 2012
Parish	Egremont

Application Number	4/11/2576/0F1
Applicant	Mr R Swinstone
Location	CARDEWLEE, EGREMONT ROAD, WHITEHAVEN
Proposal	SUN ROOM EXTENSION TO SIDE OF PROPERTY
Decision	Approve (commence within 3 years)
Decision Date	12 January 2012
Dispatch Date	12 January 2012
Parish	Egremont

Application Number	4/11/2576/0F1
Applicant	Mr R Swinstone
Location	CARDEWLEE, EGREMONT ROAD, WHITEHAVEN
Proposal	SUN ROOM EXTENSION TO SIDE OF PROPERTY

Decision	Approve (commence within 3 years)
Decision Date	12 January 2012
Dispatch Date	12 January 2012
Parish	Whitehaven

Application Number	4/11/2577/OF1
Applicant	Mr D Frankland
Location	17 CRAIG DRIVE, WHITEHAVEN
Proposal	CHANGING ROOF ON DOMESTIC GARAGE FROM FLAT TO PITCHED
Decision	Approve (commence within 3 years)
Decision Date	21 December 2011
Dispatch Date	21 December 2011
Parish	Whitehaven

Application Number	4/11/2578/OF1
Applicant	Mrs I Todd
Location	3 RAILWAY TERRACE, MOOR ROW
Proposal	SINGLE STOREY PORCH TO FRONT ELEVATION TO FACILITATE DISABLED ACCESS
Decision	Approve (commence within 3 years)
Decision Date	18 January 2012
Dispatch Date	18 January 2012
Parish	Egremont

Application Number	4/11/2579/OF1
Applicant	Bigrigg Nursery & Soft Play
Location	SOUTHAM FARM, BIGRIGG, EGREMONT
Proposal	AMEND CONDITION 2 OF 4/11/2401/OF1 (OPENING HOURS) & REMOVE CONDITION 3 (BOUNDARY TREATMENT)
Decision	Approve
Decision Date	12 January 2012
Dispatch Date	12 January 2012
Parish	Egremont

Application Number	4/11/2580/OA1
Applicant	Greggs plc
Location	GREGGS, 42 MAIN STREET, EGREMONT
Proposal	APPLICATION FOR ADVERTISEMENT CONSENT FOR NON-ILLUMINATED FASCIA SIGN & PROJECTING SIGN
Decision	Approve Advertisement Consent
Decision Date	10 January 2012
Dispatch Date	10 January 2012
Parish	Egremont

Application Number	4/11/2583/OF1
Applicant	Mr R Shipton-Smith
Location	QUENAST, FRIZINGTON ROAD, CLEATOR MOOR
Proposal	CHANGE OF USE FROM AGRICULTURAL LAND TO GARDEN TO FORM EXTENSION OF DOMESTIC CURTILAGE
Decision	Approve (commence within 3 years)
Decision Date	17 January 2012
Dispatch Date	17 January 2012
Parish	Cleator Moor

Application Number	4/11/2584/OF1
Applicant	Copeland Borough Council - Open Spaces
Location	KELLS WELFARE FIELD, MONKWRAY ROAD, KELLS, WHITEHAVEN
Proposal	APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED DEMOLITION - TOILET/URINAL BUILDING
Decision	Approve (commence within 3 years)
Decision Date	12 January 2012
Dispatch Date	12 January 2012
Parish	Whitehaven

Application Number	4/11/2585/OF1
Applicant	Mr C Gibson
Location	EACHWYCK, THE GREEN, MILLOM
Proposal	REPLACE FLAT GARAGE ROOF WITH PITCHED ROOF
Decision	Approve (commence within 3 years)
Decision Date	12 January 2012
Dispatch Date	12 January 2012
Parish	Millom Without

Application Number	4/11/2586/OF1
Applicant	Mr W Hogg
Location	LAND TO REAR OF ENFIELD & LYNFIELD, FRIZINGTON ROAD, CLEATOR MOOR
Proposal	CHANGE OF USE FROM AGRICULTURAL LAND TO GARDEN
Decision	Approve (commence within 3 years)
Decision Date	17 January 2012
Dispatch Date	17 January 2012
Parish	Cleator Moor

Application Number	4/11/2587/OF1
Applicant	Mr A Lee
Location	GALLOWAY, THE LUND, LAMPLUGH
Proposal	CHANGE OF USE OF EXISTING DOMESTIC GARAGE TO OFFICE
Decision	Approve (commence within 3 years)
Decision Date	17 January 2012
Dispatch Date	17 January 2012
Parish	Lamplugh

Application Number	4/11/2588/OF1
Applicant	Westlakes Properties Ltd
Location	LAND TO NORTH AND SOUTH OF ALBION STREET, WHITEHAVEN
Proposal	FENCING TO THE PERIMETER OF THE PROPOSED ALBION SQUARE DEVELOPMENT
Decision	Approve (commence within 3 years)
Decision Date	20 January 2012
Dispatch Date	20 January 2012
Parish	Whitehaven

Application Number	4/11/2589/OF1
Applicant	HMP Haverigg
Location	H M PRISON, NORTH LANE, HAVERIGG, MILLOM

Proposal	TWO STOREY MODULAR HEALTH CARE BUILDING; ERECTION OF 5.2M FENCE TO CREATE COMPOUND; ERECTION OF 5.2M FENCE TO CREATE A STERILE AREA; ERECTION OF 5.2M FENCE WITH VEHICLE & PEDESTRIAN GATES & 2 MESHED WALKWAYS
Decision	Approve (commence within 3 years)
Decision Date	18 January 2012
Dispatch Date	18 January 2012
Parish	Millom

Application Number	4/11/2589/OF1
Applicant	HMP Haverigg
Location	H M PRISON, NORTH LANE, HAVERIGG, MILLOM
Proposal	TWO STOREY MODULAR HEALTH CARE BUILDING; ERECTION OF 5.2M FENCE TO CREATE COMPOUND; ERECTION OF 5.2M FENCE TO CREATE A STERILE AREA; ERECTION OF 5.2M FENCE WITH VEHICLE & PEDESTRIAN GATES & 2 MESHED WALKWAYS
Decision	Approve (commence within 3 years)
Decision Date	18 January 2012
Dispatch Date	18 January 2012
Parish	Whicham

Application Number	4/11/2590/ON1
Applicant	Mr H Moore
Location	BRAYSHAW FARM, HAILE, EGREMONT
Proposal	ERECTION OF AGRICULTURAL BUILDING
Decision	Approve Notice of Intention
Decision Date	5 January 2012
Dispatch Date	5 January 2012
Parish	Haile

Application Number	4/11/2594/OF1
Applicant	Mr J Leece
Location	RIVERSIDE, HALLTHWAITES, MILLOM
Proposal	CHANGE OF USE FROM AGRICULTURAL LAND TO GARDEN TO FORM EXTENSION TO DOMESTIC CURTILAGE
Decision	Approve (commence within 3 years)
Decision Date	18 January 2012
Dispatch Date	18 January 2012
Parish	Millom Without

Application Number	4/11/2595/OF1
Applicant	Mr J Langstaff
Location	LEA CROFT, WINDER, FRIZINGTON
Proposal	CONSTRUCTION OF ORANGERY TO REAR
Decision	Approve (commence within 3 years)
Decision Date	12 January 2012
Dispatch Date	12 January 2012
Parish	Lamplugh

Application Number	4/11/2596/OF1
Applicant	Mr C W Hyde
Location	SPRINGFIELD LODGE, BIGRIGG, EGREMONT

Proposal	RENEWAL OF MAIN AND REAR ROOFS & STRUCTURES INCREASING PITCHES; ALTERATIONS TO CHIMNEY & REAR LEAN-TO STRUCTURE
Decision	Approve (commence within 3 years)
Decision Date	18 January 2012
Dispatch Date	18 January 2012
Parish	Egremont

Application Number	4/11/9006/0F2
Applicant	Sellafield Limited
Location	SELLAFIELD, SEASCALE
Proposal	RESERVED MATTERS APPLICATION FOR ERECTION OF A BUILDING FOR THE TRANSIT OF CONTAINERISED INTERMEDIATE LEVEL RADIOACTIVE WASTE
Decision	County Council Approved
Decision Date	5 January 2012
Dispatch Date	5 January 2012
Parish	Ponsonby