

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.



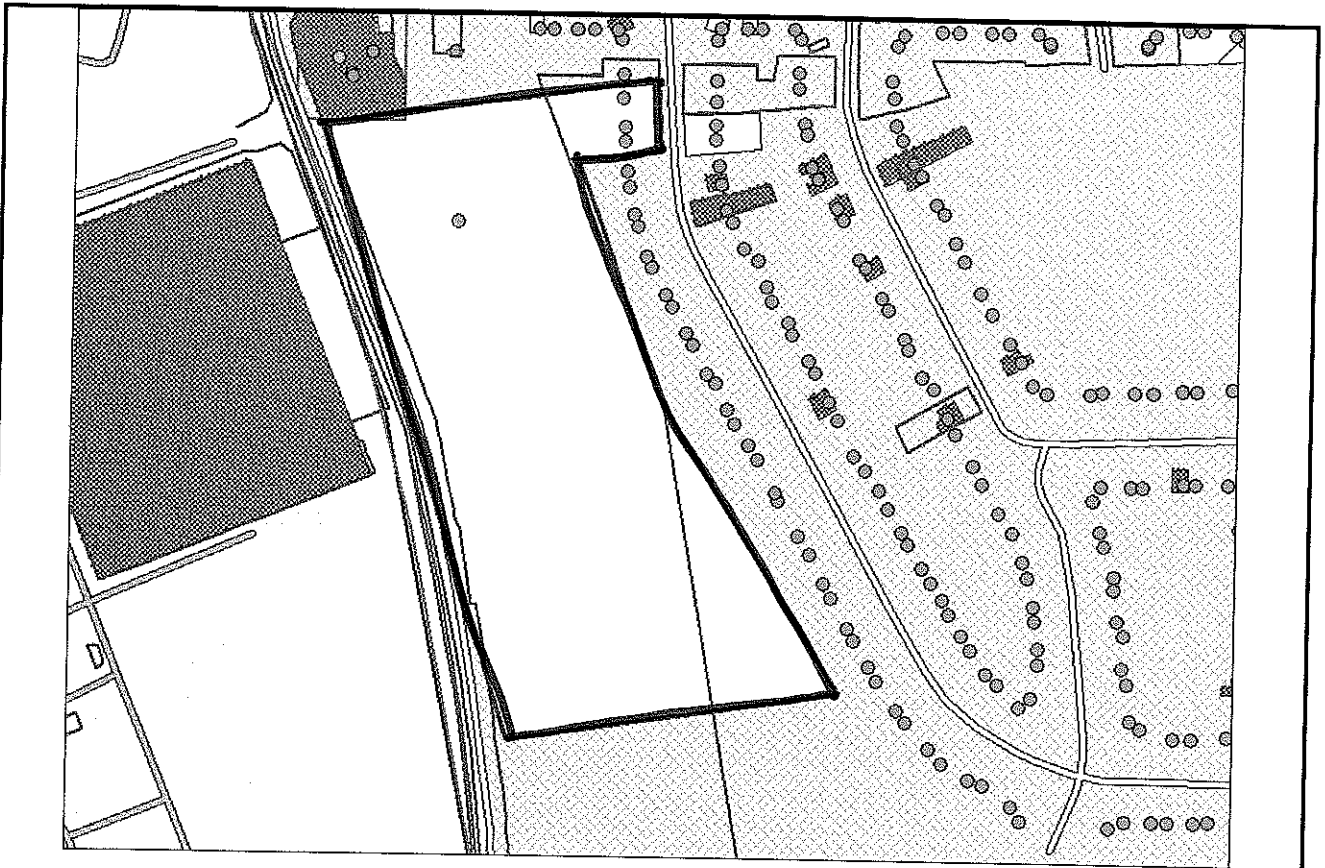
To: PLANNING PANEL

Development Control Manager

Date of Meeting: 03/02/2010

REASON FOR BRINGING TO COMMITTEE:

Application Number:	4/09/2508/0
Application Type:	Full : CBC
Applicant:	STORY HOMES
Application Address:	LAND ADJACENT TO, HIGH ROAD AND, WINDERMERE ROAD, WOODHOUSE, WHITEHAVEN, CUMBRIA.
Proposal	HOUSING DEVELOPMENT FOR 64 NO. UNITS, INCLUDING ASSOCIATED REQUIRED INFRASTRUCTURE
Parish:	
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application was deferred at the Planning Panel meeting on 11 November 2009 to enable Members to visit the site. The site visit took place on Wednesday 16th December 2010.

PROPOSAL

This application relates to two of the former car parking areas that were formerly associated with the Rhodia site on High Road adjacent to the Woodhouse estate. Planning permission is sought for the redevelopment of the site to provide 64 new residential properties. The submitted details show a mix of terraced, semi detached and detached housing types which cover a range of sizes.

The submitted layout shows 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 by two separate entrance points off High Road.

The layout has been designed so that each dwelling has an individual driveway and a dedicated parking area within each plot.

The application is accompanied by the following information:-

- Phase 1 ground investigation report
- Design and access statement
- Stage 1/2 road safety audit
- Transport statement
- Flood risk assessment

The proposals include the erection of a pair of dwellings on a cleared site on Windermere Road that is owned by the Home Housing Group. The use of this section of land will enable a footpath and cycle way to be created which will provide a link to the adjoining Woodhouse estate. The applicants have also shown an interest in developing other areas of land that have been cleared in the Woodhouse estate.

The scheme has been designed in collaboration with Home Housing to ensure that it fits in with the aims and objectives of the Woodhouse Evolution regeneration scheme. Home Housing was keen to see the provision of aspirational and step up houses to provide local residents an opportunity to upgrade their homes without having to move outside the locality. The prices should also create a market for new residents to move into the area. It is anticipated that prices would start at £75,000 for a two bed roomed unit. The larger more expensive units are designed to raise the image and social standing of the area, providing a more balanced housing market between social and private units. The developer has agreed to build two pairs of semi detached properties on an area of land that has been cleared and is owned by Home Housing as part of this development.

The applicants have also agreed to build some open market housing on another cleared site that is currently owned by Home Housing. In order to ensure that the benefits are realised Heads of Terms and a unilateral agreement has been prepared by the developer and agreed with Home Housing. This agreement will require development to commence on the site off Wastwater Road once 10 units are occupied on the current application site.

Home Housing is also discussing the transfer of two other sites which are scheduled to be cleared on the Woodhouse estate for development for open market housing by the applicant. Any profit made as a result of these developments will be shared between the two parties and will allow Home Housing to reinvest this money into the estate. The collaboration of the two parties involved will allow the sale price of any new home to be kept to an affordable level.

CONSULTATION RESPONSES

United Utilities

Original concerns were raised about building over the public sewers which cross the site. These objections have now been removed as the diversion of the public sewer crossing the site has been agreed. Surface water must not be allowed to discharge to the foul/combined sewer as stated in planning application so as to prevent foul flooding and pollution of the environment.

Environment Agency

The details set out in the Flood Risk Assessment are acceptable. As surface water will be going into the public sewer agreement must be obtained from United Utilities.

The Phase 1 Geo-environmental ground investigation is acceptable and agrees with its recommendations that a Phase 2 intrusive environmental ground investigation including contamination testing of soils and ground water should be undertaken.

Flood and Coastal Defence Engineer

Approval for the surface water management should be sought from United Utilities.

The Flood Risk Assessment has taken into account fluvial and tidal flooding which pose no threat to the site, but has not dealt with other potential sources of flooding. The Environment Agency maps show that parts of the site may be susceptible to surface water flooding and given that investigations into SUDS have indicated a high water table and poor soil permeability, some consideration or other sources of flooding should be taken into account.

Scientific Officer

Phase 1 investigations have already been undertaken and remediation is required. Part of the site to the south includes an old reservoir and tanker washing site and will also require a full investigation and likely remediation.

Historic Environment Officer

The site has some archaeological potential. The former Prestonhows farmstead which dates from the 18th century was present on site until the 1950s and it is likely that archaeological remains survive on the site that would be damaged or destroyed by the proposed development. On this basis the site should be subject to a programme of archaeological investigation. In the first instance this should comprise a desk based study and, where appropriate, an archaeological evaluation. These can be covered by condition.

Highways Control Officer

No objections from a highway point of view subject to conditions which require roads and footways to be constructed to an adoptable standard, the timing of the works to be controlled, the provision of adequate visibility splays, measures to prevent surface water discharging onto the highway, the submission of an agreement to a travel plan and the inclusion of a barrier at the end of the footway/cycleway link onto Windermere Road.

Crime Prevention Design Advisor

In my opinion the provision of a cycle track in its present form will result in crime problems on this estate for generations.

Landscape Officer

The landscaping specification and methodology appears to be acceptable although the maintenance period should be extended to cover a period in excess of 12 months.

PLANNING POLICY

Policy CNL1 of the North West of England Plan Regional Spatial Strategy sets out a spatial policy for Cumbria. This requires the majority of development to be focussed in Whitehaven with preference for previously developed sites. It also promotes

regeneration of derelict or dilapidated areas and also supports the restructuring of the housing market in West Cumbria,

The adopted Copeland Local Plan 2001-2016 seeks to achieve sustainable forms of development. Policy DEV 2 designates Whitehaven as being the key service centre where development should be focussed. Policy DEV 4 of the adopted Copeland Local Plan 2001-2016 sets a preference for the development of brown field sites within the development boundary.

Policy DEV 6 of the Local Plan encourages sustainable design.

Policy HSG 4 permits housing redevelopment within settlement boundaries. Policy HSG 8 sets out the design standards that all new housing developments should meet.

Policy HSG 12 supports proposals for new development and environmental works which form part of approved neighbourhood renewal packages or similar estate action plans.

CONCLUSIONS

Although this site is not allocated in the adopted Copeland Local Plan it is a brown field site and falls within the designated development boundary for Whitehaven. Its redevelopment for housing is considered to be appropriate and constitutes a sustainable form of development.

The site is also well related to the adjoining Woodhouse estate and the layout has been designed to include a link from the development to Windermere Road. Amendments to the scheme have resulted in the inclusion of a cycle barrier at the request of both the Highways Control Officer and the Crime Prevention Design Advisor to overcome crime and highway safety issues.

The submitted layout is considered to be acceptable and provides a range and mix of housing types which meet the requirements set out in Policy HSG 8 of the Local Plan. It also exceeds the Governments minimum density standard of 30 dwellings per hectare.

Home Housing are keen to see the introduction of open market housing which will introduce a wider tenure choice that will help to progress the Woodhouse Evolution

housing regeneration plan. The proposed houses are designed to produce a series of dwellings that do not compete with the houses on the Woodhouse estate but compliment it by offering an intermediate product that people could aspire to.

Overall this application is considered to be an acceptable form of development which will boost the Woodhouse Evolution scheme and will also help in the efforts to restructure the housing market in this part of the town. This is in line with the aims of both Regional and Local Plan policy.

Recommendation: Approve, subject to:-

1. 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.

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.

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

- Design and Access Statement prepared by Story Homes, received on 11 November 2009
- Stage ½ Road Safety Audit prepared by Capita Symonds, received on 11 November 2009
- Transport Statement reference A057401/DL1 prepared by WYG Transport and Planning received on 11 November 2009
- Phase 1 Geo-Environmental Desk Study reference 2074 prepared by Integra Consulting Engineers, received on 11 November 2009
- Flood Risk Assessment reference NS/2074 prepared by Integra Consulting Engineers, received on 17 December 2009
- Planning Layout, SH067.90.9.SL.PA Revision B, 19 January 2010
- The York (semi) Planning Elevations 1, YOR/S-PLE1, 19 January 2010
- The York (semi) Planning Elevations 2, YOR/S-PLE2, 19 January 2010
- The Farnham (semi) Planning Elevations, FAR/S-PLE, 19 January 2010

- The Farnham Planning Elevations, FAR-PLE 1 Revision A, 21 December 2009
- The Farnham Planning Elevations 2, FAR-PLE2, 21 December 2009
- The Ascot Planning Elevations 1, ASC-PLE1 Revision A, 21 December 2009
- The Ascot Planning Elevations 2, ASC-PLE2 revision A, 21 December 2009
- The Arundel Planning Elevations, ARU-PLE, 21 December 2009
- The Ripon (semi) Planning Elevations, RPN-PLE, 21 December 2009
- The York (4 Terrace Block) Planning Elevation, YPR/T/4B-PLE revision A, 21 December 2009
- The Chester Planning Elevations 1, CHE-PLE 1, 21 December 2009
- The York (3 Terrace Block) Planning Elevations, YOR/T/3B-PLE Revision A, 21 December 2009
- The Chester (semi) Planning Elevations, CHE/S-PLE2, 21 December 2009
- The Chester Planning Elevations 2, CHE-PLE 2, 21 December 2009
- The Warwick Planning Elevations, WAR-PLE revision A, 21 December 2009
- Street Elevations, SH.067.90.9.SE, 11 November 2009
- Landscape Layout, SH.067.90.9.SL/PLO1 Revision A, 11 November 2009
- The Detached Single Garage Elevations, Plans and Section, SG-EPS1, 11 November 2009
- Boundary details 900mm High Fence(BD-01), 1800mm High Fence (BD-02), 1800 mm High Fence (BD-03), 600 mm High Brick Wall (BD-05), 500 mm Trip Rail (BD-06), 1800 mm Fence with Trellis (BD-07), 11 November 2009
- Boundary details and hard surfacing areas details, SH067.90.9.SL.BD, 11 November 2009
- The York (semi), Planning plans, YOR/S-PLP, 11 November 2009
- The York (semi) Section A-A, YOR/S-SECA, 11 November 2009
- The York (Terrace Block 1) Planning plans, YOR/TB1-PLP, 11 November 2009
- The York (Terrace Block 1) Section A-A, YOR/T-SECA, 11 November 2009
- The York (4 Terrace Block) Planning plans, YOR/T-PLP, 11 November 2009
- The York (4 Terrace Block) Section A-A, YOR/T-SECA, 11 November 2009

- The Warwick Planning Plans, WAR-PLP, 11 November 2009
- The Warwick Section A-A, WAR-SECA, 11 November 2009
- The Warwick Section B-B, WAR-SECB, 11 November 2009
- The Ripon (semi) Section A-A, RIP/S-SECA, 11 November 2009
- The Ripon (semi) Planning Plans, RIP/S-PLP, 11 November 2009
- The Farnham (semi) Planning plans, FAR/S-PLP, 11 November 2009
- The Farnham (semi) Section A-A, FAR/S-SECA, 11 November 2009
- The Farnham (semi) Section B-B, FAR/S-SECB, 11 November 2009
- The Arundel Planning Plans, ARU-PLP, 11 November 2009
- The Arundel Section A-A, ARU-SECA, 11 November 2009
- The Ascot Planning plans, ASC-PLP, 11 November 2009
- The Ascot Section A-A, ASC-SECA, 11 November 2009
- The Ascot Section B-B, ASC-SECB, 11 November 2009
- The Chester Planning Plans, CHE-PLP, 11 November 2009
- The Chester Section A-A, CHE-SECA, 11 November 2009
- The Chester (semi) Planning Plans, CHE/S-PLP, 11 November 2009
- The Chester (semi) Section A-A, CHE/S-SECA, 11 November 2009
- The Farnham Planning Plans 1, FAR-PLP1, 11 November 2009
- The Farnham Planning Plans 2, FAR-PLP2, 11 November 2009
- The Farnham Section A-A, FAR-SECA1, 11 November 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.

3. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a

written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

This written scheme will include the following components:

- i) An archaeological evaluation to be undertaken in accordance with the agreed written scheme of investigation;
- ii) An archaeological recording programme the scope of which will be dependent upon the results of the evaluation and will be in accordance with the agreed written scheme of investigation.

Reason

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

4. Where appropriate, an archaeological post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store, completion of an archive report, and publication of the results in a suitable journal as approved beforehand by the Local Planning Authority shall be carried out within two years of the date of commencement of the hereby development permitted or otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development.

5. No development approved by this permission shall be commenced until a Phase 2 intrusive environmental ground investigation including contamination testing of soils and groundwater has been undertaken and agreed in writing by the Local Planning Authority. 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.

6. Before development commences full details of the surface water drainage scheme, including attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt surface water shall not be discharged into the foul/combined sewer as stated in the planning application. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure a satisfactory scheme of surface water disposal from the site.

7. Prior to the commencement of development full details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure the provision of a satisfactory drainage scheme.

8. Before development commences representative samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

9. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal / cross sections, shall be

submitted to and approved in writing by the Local Planning Authority before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current *Cumbria Design Guide*. Any works so approved shall be constructed before the development is complete.

Reason

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

10. The private shared driveways shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

Reason

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

11. There shall be no vehicular access to or egress from the site other than via the approved access unless otherwise agreed by the Local Planning Authority.

Reason

For the avoidance of doubt and in the interests of highway safety and environmental management.

12. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

13. Before development commences details of all measures to be taken to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval in writing. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

14. Full details of the highway surface water drainage system shall be submitted to and approved by the Local Planning Authority in writing. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

15. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to and approved by the Local Planning Authority in writing before development commences. Any details so approved shall be constructed as part of the development.

Reason

To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety.

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

Reason

To ensure a suitable standard of crossing for pedestrian safety

17. No works shall commence on site until the applicant has implemented the extension of the 30 mph zone on High Road to a position 80 metres to the south of the southernmost junction in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The approved works shall be maintained operational thereafter.

Reason

In the interest of highway safety

18. Prior to the first use of the footpath/cycleway link onto Windermere Road a cycle barrier shall be installed in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The approved cycle barrier shall be maintained at all times thereafter.

Reason

In the interests of highway safety and to minimise the likelihood of crime on the development.

19. Within 6 months of any part of the development opening for business, the developer shall prepare and submit to the Local Planning Authority for written approval a Travel Plan which shall identify the measures that will be undertaken by the developer to encourage the achievement of a modal shift away from the use of private cars to visit the development to sustainable transport modes. The measures identified in the Travel Plan shall be implemented by the developer within 6 months of the first part of the development being occupied.

Reason

To aid in the delivery of sustainable transport objectives

20. An annual report reviewing the effectiveness of the Travel Plan and including any necessary amendments or measures shall be prepared by the developer / occupier and submitted to the Local Planning Authority for approval in writing.

Reason

In the interests of highway safety and to aid the delivery of sustainable transport objectives.

21. The development shall not commence until visibility splays providing clear visibility of 2.4 metres x 70 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at

the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

To ensure provision of adequate visibility splays in the interests of highway safety.

22. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.

Reason

To ensure that the access roads are defined and laid out at an early stage.

23. No dwellings shall be occupied until the estate road, including footways and cycleways to serve such dwellings, has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

To ensure an adequate standard of development in the interests of highway safety.

24. 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.

Reason

In the interests of highway safety.

25. The approved landscaping scheme shall be implemented in the first planting season following completion of the development or first occupation, whichever is the earliest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

Reason for Decision:-

An acceptable housing scheme on this brown field site which lies within the designated development boundary of Whitehaven which will boost the housing regeneration scheme in the local area in accordance with Policy CNL1 of the North West of England Plan Regional Spatial Strategy 2021, and policies DEV 2, DEV 6, HSG 4, HSG 8 and HSG 12 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 2.



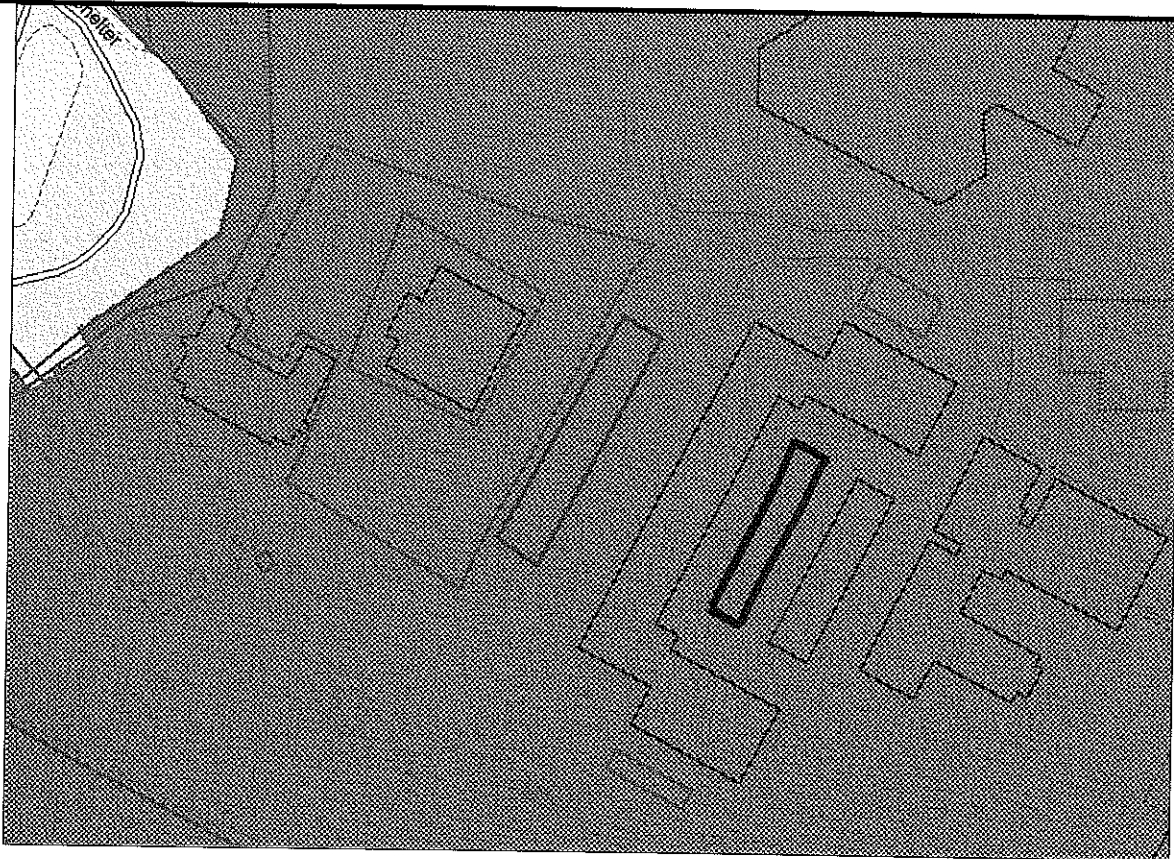
To: PLANNING PANEL

Development Control Manager

Date of Meeting: 03/02/2010

REASON FOR BRINGING TO COMMITTEE:

Application Number:	4/10/2004/OF1
Application Type:	Full : CBC
Applicant:	Sellafield Limited
Application Address:	SELLAFIELD,,CA20 1PG
Proposal	Erection of a Three Storey Modular Building to serve as office accommodation
Parish:	
Recommendation Summary:	Approve (commence within 3 years)



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The Proposal

Planning permission is sought for replacement office accommodation within the licensed nuclear site at Sellafield. The application cannot be determined under the scheme of delegation as the floorspace of the proposed building exceeds 1000 square metres.

It is proposed to erect a three storey, flat roofed modular style building some 66 metres long by 10 metres in depth and 19 metres in height on land located close to the Main Gate. Totalling 1877 square metres in floor area over three floors it is intended that it will accommodate 263 on- site staff in the form of both open plan offices and personal offices with ancillary facilities. There is an existing car park nearby to the west which is considered to have sufficient capacity without any need to extend. Two accessible spaces, however, will be constructed directly adjacent.

The external finish will comprise light grey coated plastisol sheeting to match the corporate colour scheme on site.

The purpose of the building is to house members of the Waste Effluent Disposition Engineering Department who are currently based in varying locations and are essential for operating the site. They are Separation Area workers and this facility will help improve performance /sustainability by grouping these project personnel together and reducing travel time into the Separation Area.

Consultation Responses

The Environment Agency – have considered the proposal and have no comments to make.

Local Plan Policies

In terms of planning policy adopted Copeland Local Plan 2001-2016 Policies DEV 1 : Sustainable Development and Regeneration and DEV 6 : Sustainability in Design are relevant. The former permits development which contributes to sustainable regeneration and the latter requires quality design that adheres to sustainability principles.

Conclusion

The replacement office accommodation proposed in this location, which it has been demonstrated will support the essential operations of the nuclear site, is considered an appropriate form of development for a temporary period in compliance with local plan Policies DEV 1 and DEV 6.

Reccomendation: Approve, subject to:-

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. 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:

Planning Layout Floor Plan, drawing no 1BE 2670013 Mod A, scale 1:100, received on 4 January 2010.

Planning Elevations, drawing no. 1BE 2670014 Mod A, scale 1:100, received on 4 January 2010.

Location Plan, drawing no 1 BE 2671580 Rev A, received on 4 January 2010.

W&EDD Accommodation – Design and Access Statement, by C. Hamlett, SDDG Engineering, Ref W&EDD-sddg-D & A Statement-000003, dated December 2009, received on 4 January 2010.

W&EDD Accommodation Contaminated Land Investigations & Flood Plains Investigations, by C. Hamlett, SDDG Engineering, Ref W&EDD-sddg-cli statement-000002, dated Dec 09, received on 4 January 2010.

Reason

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

3. This permission shall expire on 29 February 2020.
The building shall be removed from the site on or before this date and the land restored to its former condition.

Reason

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

Reason for Decision

The proposed erection of a large 3 storey modular building in this location within the licensed Sellafield Nuclear Site for the purpose of replacement office accommodation is considered to represent an acceptable form of development in compliance with Policies DEV 1 and DEV 6 of the adopted Copeland Local Plan

2001-2016

ITEM NO: 3.



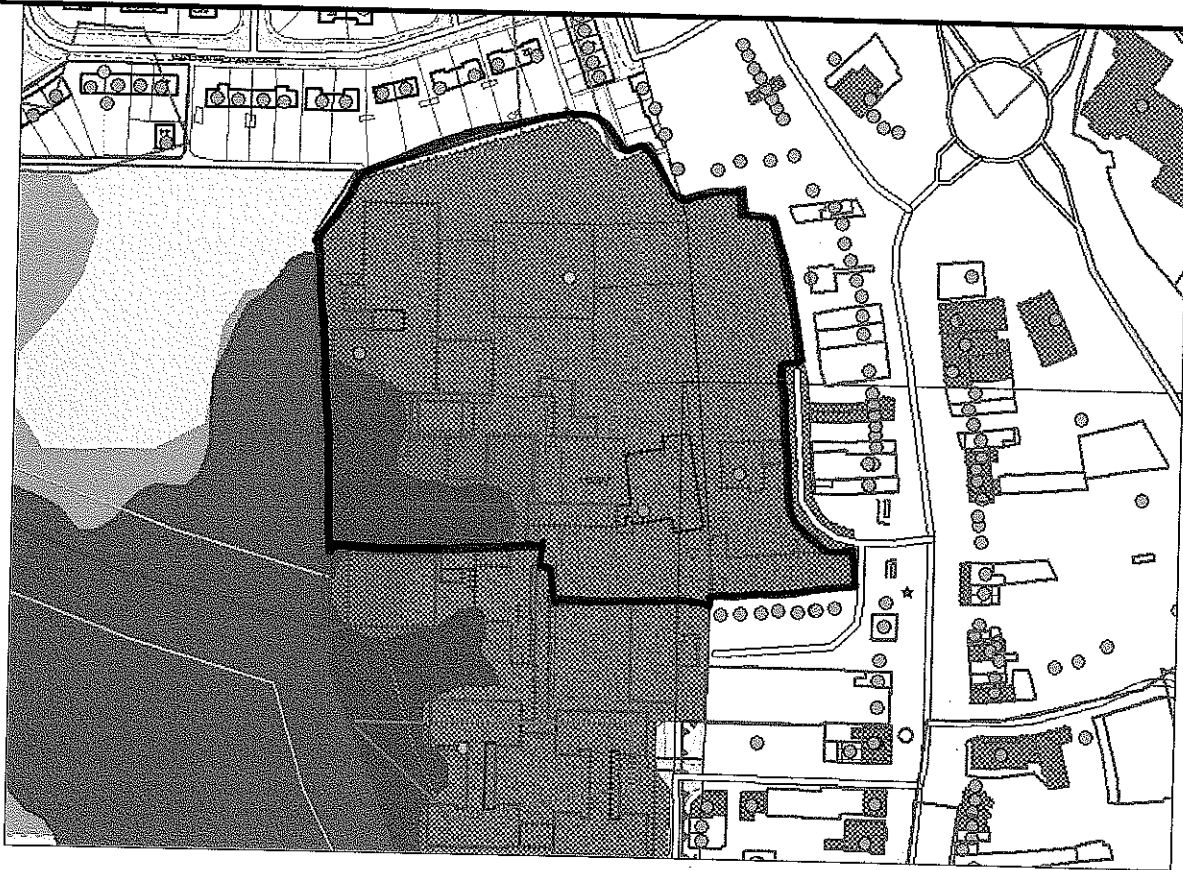
To: PLANNING PANEL

Development Control Manager

Date of Meeting: 03/02/2010

REASON FOR BRINGING TO COMMITTEE:

Application Number:	4/09/9008/0F2
Application Type:	Full : County
Applicant:	Cumbria County Council
Application Address:	WEST LAKES ACADEMY, MAIN STREET, EGREMONT, CA22 2DQ
Proposal	REDEVELOPMENT OF WEST LAKES ACAMDEMY TO PROVIDE NEW TEACHING ACCOMMODATION TO INCLUDE DEMOLITION OF EXISTING SCHOOL BUILDINGS, PUBLIC LIBRARY AND YOUTH CENTRE
Parish:	
Recommendation Summary:	Site Visit



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THE SITE

This application relates to West Lakes Academy and the associated Public Library and youth centre in Egremont.

West Lakes Academy is an 1150 pupil Secondary School formed from the Ehenside and Wyndham Schools in 2008 and sited on the Wyndham School site originally established in 1964. The Academy's specialisms are Science and Business Enterprise and they are sponsored by the Nuclear Decommissioning Agency, Sellafield Ltd and the University of Central Lancashire.

The site of the Academy sits centrally within Egremont to the west of Main Street and is approximately 6.9Ha in size.

The site is primarily accessed by vehicles via Main Street although secondary access is afforded via Market Street for the swimming pool and sub-station. Pedestrian access into the site is via Main Street and via the public footpath from the Smithfield Estate. There are a number of access points through the perimeter security fence, but site entry is controlled and concentrated to the front of the site.

To the north, south and west of the site are residential estate areas featuring a mix of property types dating from the mid 1950's to recently completed bungalows. Immediately bordering the site to the east and lying within the Conservation Area are multiple occupancy upper level residential and ground floor commercial properties. Facing onto the site from Wyndham Way are 2 storey maisonettes.

PROPOSAL

It is proposed to redevelop the site to provide new teaching accommodation constructed outside the existing building footprint, demolish and replace within the scheme the Public Library and Youth Centre and retain the public swimming pool, sports hall and gymnasium.

The proximity of the flood plain, existing buildings and mine shaft have necessitated that the proposed new building sits between the existing development and the Main Street. To accommodate this, the Public Library and Youth Centre will be demolished along with the administration link bridge. This releases sufficient area for the proposed development to commence, whilst maintaining the live school.

The development is to accommodate a maximum of 1150 pupils (11-18 year olds) and 200 full time and part time staff.

The building itself will be 3 storey with a curved facade sited centrally on the site. The layout pushes the primary entrance point and public plaza towards Main Street.

All public access will be gained from the north of the site (Library, pool, youth centre). There will be no security boundary gates to this area which will allow unrestricted public access from Main Street.

There will be a car park and coach drop off (serving the pools primary school users) to the north of the site utilising part of the existing car park and sports pitches. To the south of the site will be provision for 16no. coaches to drop off and pick up pupils located on what will be a tarmac playground.

In terms of parking provision, the proposal allocates a total of 135 car parking spaces and 60 bike spaces.

The existing buildings cover an area of 12,894 square metres occupying 11% of the available site area (including the sports pitches in the flood plain). The new build will occupy a footprint of 6,458 square metres, approximately 9% of the available site area (including the sports pitches in the flood plain). Due to site constraints the new Academy building is massed onto a smaller footprint than the existing, and as such, the 3 storey form will create a larger volume than currently visible.

The highest building on the existing site is the 5 storey teaching block (Science and sixth form) that sits centrally in the campus. This building is approximately 20.20m in height with the plant room adding an additional 2.8m. The proposed development is 3 storeys plus the lantern which equates to 15.80m in height.

PLANNING POLICY

The site in its entirety is situated within the settlement boundary for Egremont as defined by the adopted Copeland Local Plan 2001-2016 and to the west of the Town Centre Conservation Area.

Local Plan Policy SVC 11 presumes in favour of allowing proposals to provide or extend existing education, training and community facilities. Development must

involve sites which are well related to the needs of the local community and are, or can be, served by a range of transport modes.

The adjoining area to the west, currently used as school sports pitches is an area of Urban Greenscape Protection, safeguarded from inappropriate development by Policies ENV 9 and SVC13 of the Local Plan.

Given the scale and nature of this proposed development it is recommended that a joint Member /Officer site visit with the County Council would be of benefit and will aid Members in their assessment of this application.

Recommendation:- Site Visit

ITEM NO: 4.



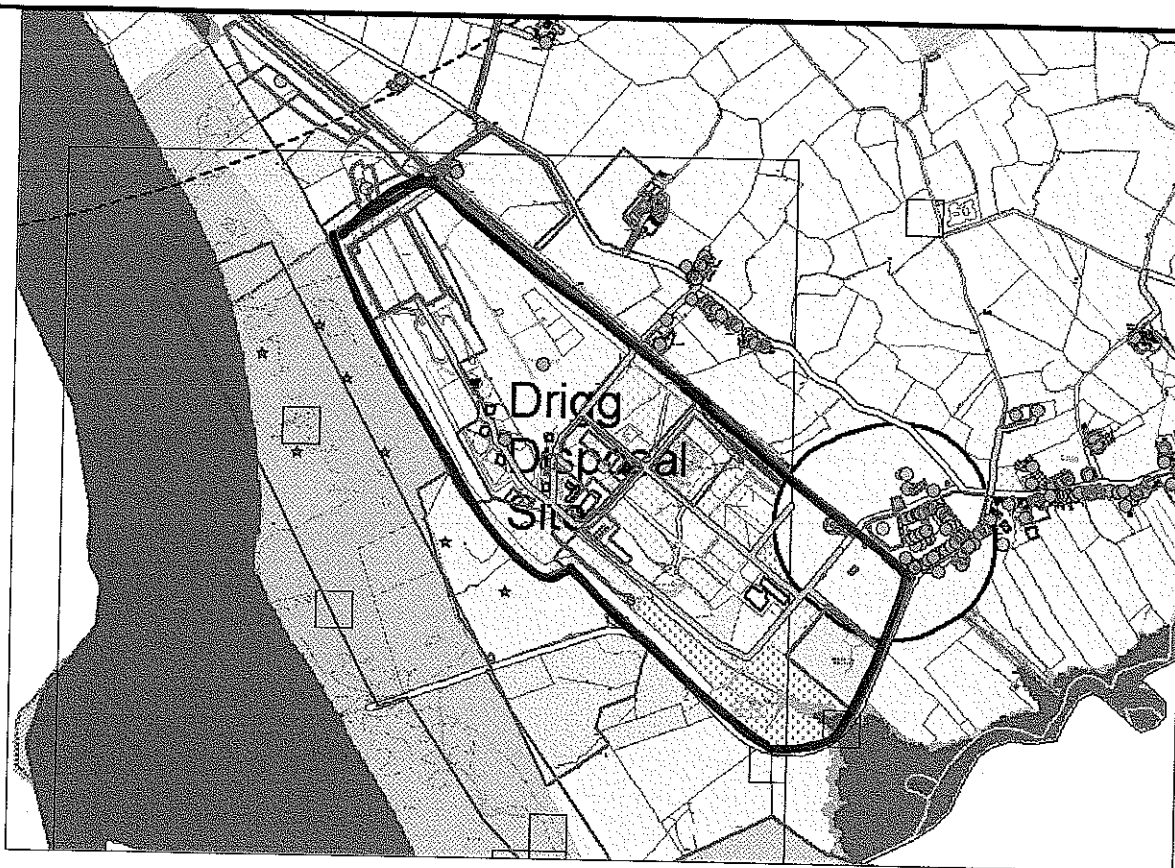
To: PLANNING PANEL

Development Control Manager

Date of Meeting: 03/02/2010

REASON FOR BRINGING TO COMMITTEE:

Application Number:	4/09/9014/0F2
Application Type:	Full : County
Applicant:	Mr N Shaw
Application Address:	DRIGG LOW LEVEL WASTE DISPOSAL SITE,DRIGG,HOLMROOK,CA19 1XH
Proposal	APPLICATION TO VARY CNDITION 1 OF PLANNING PERMISSION 4/04/9018/0 TO EXTEND THE TIME PERIOD FOR HIGHER STACKING IN VAULT 8 FROM AUGUST 2010 UNTIL 31 DECEMBER 2013 & DETACKING COMPLETED BY 31 DECEMBER 2015
Parish:	
Recommendation Summary:	Approve amendment of condition - County



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In 2004 temporary planning permission was granted to increase the stacking height of the containers in vault 8 of the Drigg Low Level Waste Repository from 4 to 6. (4/04/9018 refers). This application seeks to vary condition 1 of that permission which states:

‘This permission is for a temporary period only. No stacking above the height of four and a half containers shall take place after 31 August 2010. After that date destacking of the additional containers and their removal to an alternative site shall be carried out as quickly as reasonably practicable. For 425 additional containers this destacking and removal shall be completed no later than 2011, for 950 containers by 30 June 2012 and the numbers between these minimum and maximum within a proportionate timescale.’

It is the applicants intention to apply to leave these containers in situ which has to be the subject of an ‘Environmental Safety Case’ for consideration by the Environment Agency followed up, if granted, by a relevant planning application. This safety case is scheduled for submission in May 2011 with a decision expected in 2013. As a

consequence, to give sufficient time to allow the safety case to be considered by the Environment Agency and if accepted an application for higher stacking areas to be made, it is proposed to vary condition 1 of the existing consent to extend the time limits to the following:

‘Condition 1 – as proposed: ‘This permission is for a temporary period only. No stacking above the height of four and a half containers shall take place after 31 December 2013. After that date destacking of the additional containers and their removal to an alternative site shall be carried out as quickly as reasonably practicable. This destacking shall be complete no later than 31 December 2015.’

It is considered in view of the case put forward that an extension of the time limits to allow the higher stacked areas in vault 8 to remain in place until a decision on the environmental safety case is made is reasonable and it is therefore recommended that this application be supported.

Recommendation:- That the proposed variation of condition 1 of planning permission 4/04/9014/0F2 be supported.

ITEM NO: 5.



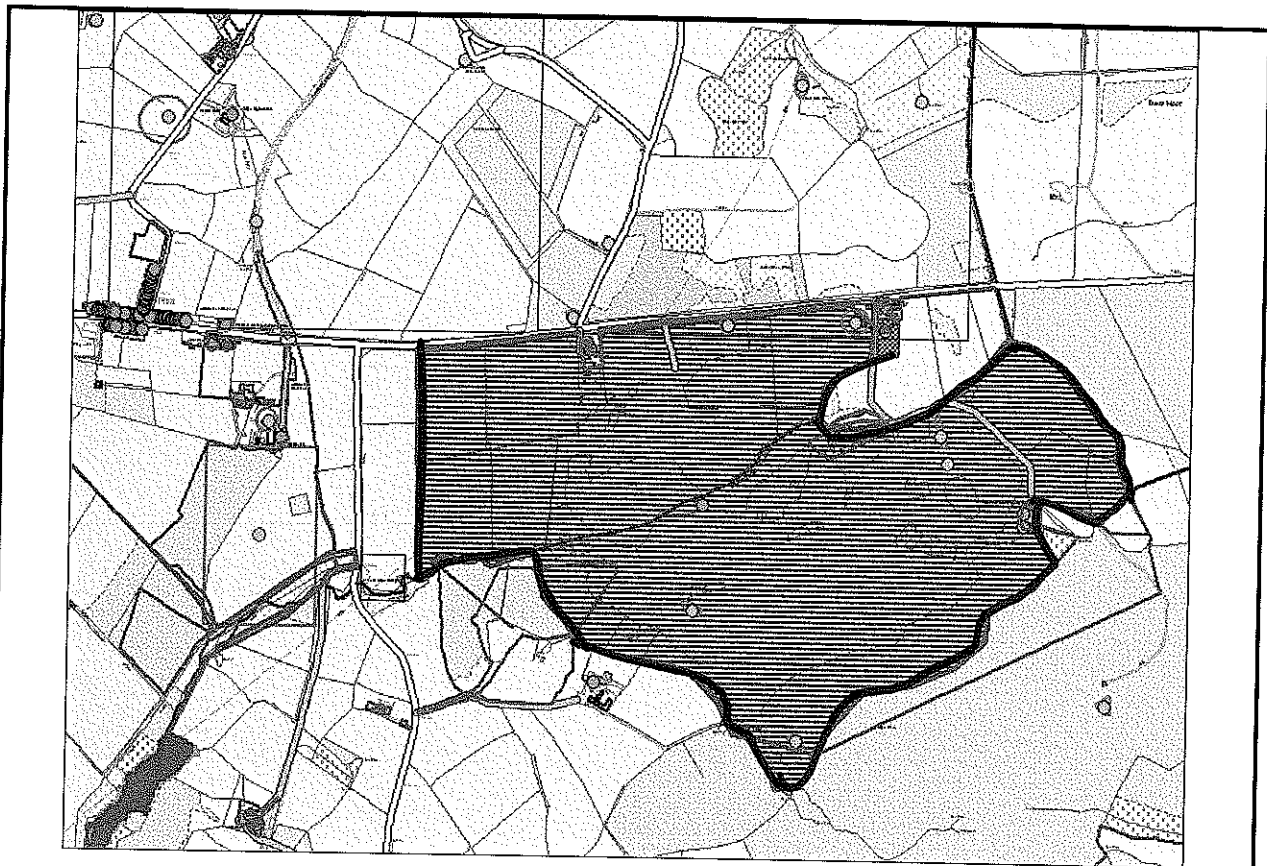
To: PLANNING PANEL

Development Control Manager

Date of Meeting: 03/02/2010

REASON FOR BRINGING TO COMMITTEE:

Application Number:	4/10/9001/OF2
Application Type:	Full : County
Applicant:	Ms A Wilshaw
Application Address:	KEEKLE HEAD FORMER OPENCAST COAL SITE,PICA,WORKINGTON,CA14 4QG
Proposal	DEVELOPEMENT OF A WASTE MANAGEMENT FACILITY FOR THE DISPOSAL OF LOW & VERY LOW LEVEL RADIOACTIVE WASTE INCLUDING SITE RESTORATION & ANCILLARY DEVELOPMENT
Parish:	
Recommendation Summary:	Site Visit



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This application relates to the former open cast site at Keekle Head near Pica. The site covers an area of approximately 70 hectares and was originally granted planning permission as an open cast site in 1998. This permission was subject to a land restoration programme which has never been concluded.

Planning permission is now sought for the development of the site as a waste management centre for the disposal of low and very low level radioactive waste. These categories of waste are classed as low risk and consist of material resulting from the demolition as part of the decommissioning of nuclear facilities such as concrete, bricks and excavation material. It is proposed that the site could accommodate approximately 1 million cubic metres of waste which would be buried over an operational period of 50 years.

This proposal is intended to help to reduce the volume of low level waste material that is sent to the repository near Drigg which is designed to accommodate higher activity waste and only has a limited remaining capacity. National strategy aims to preserve the site near Drigg for the UK's future needs.

The proposed development would involve 5 main elements:-

1. Restoration of the site following coal extraction
2. construction of a purpose built disposal area
3. construction of other new features including new buildings and site roads
4. the deposition of imported waste
5. long term monitoring and maintenance

It is proposed to create a purpose built disposal area. The base of the disposal area and the cover material over the disposal area will be highly engineered in a number of layers to contain the waste material and prevent water entering. Two new buildings are also proposed. A waste reception building is to be built near to the site entrance and will be used to check and record all incoming waste and also provide office and visitor facilities. A weather proof enclosure is to be sited in the waste placement area which will be used to shelter all waste from wind and rain. This building would be mounted on two parallel steel rails and its position would change over time as the active disposal area progresses up the site. A weighbridge, gate house and a number of water treatment lagoons are also to be constructed.

Access is to be achieved from the C4006 Pica to Dean Cross Road using the existing site entrance. It is anticipated that restrictions would be put in place to ensure that heavy goods vehicles do not pass through the villages of Pica and Gilgarran. A copy of the proposed layout plan is included in the agenda to illustrate the proposals more fully.

The planning application is accompanied by an Environmental Statement and also a Planning Statement. The Environmental Statement sets out that the proposed restoration would include the reinstatement of the natural valley of the River Keekle which was originally diverted to allow coal extraction. The restoration scheme includes land restoration, the planting of trees and woodland to act as a screen, the reinstatement of a small scale field pattern the creation of wetlands and ponds and also other measures to improve wildlife habitats.

The site would be regulated by both the Environment Agency and the Health and Safety Executive-Nuclear Installations Inspectorate under the Radioactive Substances Act 1993 and the nuclear site licence regime.

This proposal is of a significant scale and the nature and type of development raises a number of issues in terms of safety, health, transport, landscape and visual effects, ecology, noise, geology, drainage, archaeology and socio-economic impacts which require careful consideration. A joint site visit with the County Council would be of benefit and will aid Members in their assessment of this application.

Recommendation:- Joint Site Visit