

PLANNING PANEL

4 MARCH 2009

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RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

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1 4/08/2571/0.

EQUESTRIAN CENTRE COMPRISING STABLE BLOCK, 2
MENAGES (50M X 25M AND 40M X 20M) AND SMALL UNIT
TO BE USED AS OFFICE/FIRST AID ROOM/BREAK ROOM
PLOTS 5 & 6, HAWS LANE, HAVERIGG, MILLOM,
CUMBRIA.
MR L H BURT

Parish Millom Without

- Concerns regarding access and egress.

Planning permission is sought for an equestrian centre comprising of a stable block, w.c., two menages and an office/break room at Plots 5 and 6, Haws Lane, Haverigg, Millom. This application is a resubmission of an application of the same title submitted in May 2008 (4/08/2256/0 refers) which was withdrawn to complete travel and flood risk assessments and to allow Natural England sufficient time to comment on the proposal. The previous application was reported to the Planning Panel meeting on 25 June 2008 with a recommendation for a site visit which was undertaken by Members on 9 July 2008.

The area of land measures approximately 6 hectares and is located between Haverigg and the coast. It is a rectangular area bounded by other fields on two sides, an access lane to the south west and houses on North Lane to the north west.

Within the site would be a menage measuring 40m x 20m; another menage measuring 50m x 25m; a block containing 12 stables and a caravan to be used as an office/first aid/break room, with the majority of the development located along the north west field boundary. To the rear of the North Lane dwellings there is a mixture of post and wire agricultural fencing and large grey concrete fencing panels. There is also a post and wire fence along the access track and the north west field boundary has a substantial hedgerow.

At the east corner of the site a new access will be created set back 8m from Haws Lane to allow sufficient space to pull off the lane. Haws Lane leads to North Lane which, in turn, then accesses onto the Main Street. From the access, a 4m wide type one aggregate track would be laid along the north east field boundary which would lead to the development. The smaller 40m x 20m menage would be located 12m from the boundary with the land to the rear of the dwelling "Thistledew", with the 40m length located adjacent to the north west boundary. The menages are finished with a rubber layer to the top and silica sand and stone layers underneath. They would both have permeable membranes in the construction and connections into the land drains beneath. Above ground, the menages would be enclosed by 1.3m high timber post and rail fences with a 30cm high kickboard at ground level.

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Moving to the south west, the development would then have 9 car parking spaces located along the boundary as the access would continue in front of the small menage. Beyond the parking would be the 12 loosebox stable block measuring 54m x 4.5m with the majority of the building at a height of 3.0m but with a central peak of 4.65m. The stable block would be finished externally with softwood weatherboard cladding and a black corrugated sheet roof.

Finally, at the furthest point from the North Lane houses (some 150m) would be a caravan measuring 11.25m x 3.6m which is to be used as an Office/First Aid/Break room together with a 3m x 1.8m concrete muck heap.

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

1. The access road to the rear of the extended garden areas to the dwellings on North Lane will be noisy and obstructive to the residents.
2. The assessment of 16 journeys per day to the stables is inaccurate.
3. The car park as originally sited to the rear of Elinore would be unacceptable.
4. Under the ground to the rear of Elinore is the drainage from the septic tanks of the 7 dwellings that border the field.
5. The area floods in wet conditions.
6. There is no need for the proposed stables.

In response to the objections I would firstly point out that the access track is located adjacent to a boundary to minimise the visual impact. Two of the dwellings on North Lane also have field gate accesses which would now be adjacent to the track. It should also be noted that the impact on some of the dwellings will be mitigated due to the grey concrete fencing panels.

The information regarding journeys per week was submitted as part of the transport form for the Highway Authority to assess. They have accepted the proposal on this basis, subject to conditions. The car park and/or office as originally sited would likely have had an adverse impact on the living conditions of the residents. An amended plan has, however, been submitted so that both of these facilities are located along the boundary or to the far end of the proposed development. The positioning of the residents' septic tank has been considered insofar as the area is now proposed to remain vacant. Issues regarding flooding from broken drainage and rights of access for maintenance are not material planning considerations. With regard

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to the Flood Risk classification, this has been changed by the Environment Agency between the course of the first application being submitted and this now being considered. While the far south west end of the field is still in higher flood risk zones, the development now proposed is located in a Flood Zone 1 so the Environment Agency has no comments to make on the application.

As mentioned above, the Highway Authority have no objections to the proposal, which is also the case with Natural England.

A proposal of this nature is considered in the context of Policy SVC 14 of the adopted Copeland Local Plan 2001-2016 which states:-

"Proposals for new or expanded outdoor recreation and leisure facilities will be permitted subject to the requirements of other plan policies and provided that the development would not:-

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

The proposal, as amended, is considered to accord with the above policy and is therefore recommended for approval.

Recommendation

Approve (commence within 3 years)

2. Permission in respect of site layout shall relate to the amended plan received by the Local Planning Authority on 18 February 2009. Development shall be carried out strictly in accordance with the approved details.
3. The access lane from the public highway shall be formed with a bound surfacing for the first 10m from the carriageway edge of the public highway and shall be completed before the use now authorised becomes operational.
4. Access gates, if provided, shall be hung to open inwards only.
5. Visibility splays of 45m x 2.4m shall be secured at the site access off the lane before the use now authorised becomes operational.

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- 6. The caravan proposed for use as an office shall not be occupied for any residential purposes whatsoever.

The reasons for the above conditions are:-

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

For the avoidance of doubt

In the interests of highway safety

To ensure there is no residential occupation of the site

Reason for decision:-

The proposal represents an acceptable outdoor recreation and leisure facility in accordance with Policy SVC 14 of the adopted Copeland Local Plan 2001-2016

2 4/09/2001/0

ALTERATIONS TO CARAVAN CLUB INCORPORATING NEW PITCHED ROOF TO PROVIDE 4 FLATS NEW WORKSHOP/STORE AND CHANGE OF USE OF ADJOINING AGRICULTURAL FIELD TO ALLOW FOR RE-ARRANGEMENT OF CARAVAN LAYOUT
TARN SIDE CARAVAN PARK, BRAYSTONES, CUMBRIA.
THOMAS MILBURN (PROPERTY) LTD

Parish Lowside Quarter

- No objections subject to highway infrastructure being improved to the site.

An application to upgrade facilities at this existing caravan park situated on the north western edge of the village of Braystones, comprising of extensions to the clubhouse, new work/shed store to the rear and changing the use of an adjoining field to extend the caravan site and allow for rearrangement of the layout.

In detail this scheme will involve:-

- 1. Converting and extending the existing single storey flat roofed clubhouse on the site by the construction of a first floor double pitched dormer style extension to create three flats for staff or

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holiday lets within the roof space, and internally sub-dividing part of the ground floor into a wardens flat. External materials to be used include flat grey tiles to the new roof and white upvc clad dormer windows.

2. The new workshop/store will be attached to the rear of the building extending between the rear elevation and the boundary of the site where it abuts the adjacent lane. Measuring some 8.7 metres in width by 13 metres in length this single storey pitched roof store will be finished in a render to match the existing clubhouse with matching grey roof tiles.
3. A revised layout of the caravan park which will encompass an adjoining agricultural field adjacent to the eastern boundary/front of the site. An amended layout demonstrates that a total of 37 caravans can be accommodated in this area, comprising a mix of 18 residential park homes and 19 static holiday homes with appropriate landscaping. Adequate separation distances between the existing park homes opposite to the north which overlook this area and the siting of the proposed new ones can be achieved. Two detached residential properties adjoin the site to the east. Between these and the caravans a landscaped buffer zone has been created to account both for the rising topography of the site and to ensure adequate separation distances are maintained.

The site has an extensive planning history with many previous consents dating back to 1974. Of particular relevance is an approval in 1974 for the caravan site which shows the agricultural field as being within the caravan site boundary and designated as a recreational area (4/74/0696 refers). This permitted 150 static holiday caravans, 30 residential caravans and 20 tourers. In 1987 permission was granted for redevelopment of the caravan park with 136 residential chalets which allowed for a maximum of 152 caravans and chalets in residential use on the site (4/87/0032 refers). The revised layout as a whole which is now being proposed with the additional area of land seeks consent for 150 static holiday homes and 30 residential park homes, which represents an increase in numbers of 28 in respect of the 1987 permission.

Five letters of objection have been received. Three are from the residents of chalets opposite which overlook the field where the extension to the layout is proposed and one is from a resident of a property which adjoins this part of the site as well as one from a resident of Whitehaven who has an interest in the site. They express concern specifically regarding the change of use of the adjoining agricultural field as opposed to the other elements of the proposal on the following collective grounds:-

1. Field is prone to flooding with the adjacent tarn and has inadequate drainage. Also the line of the sewer which crosses the field is unknown.

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2. Will result in overdevelopment and intensification of the site.
3. Will have a detrimental impact on the hamlet of Braystones with caravan park larger than hamlet. Request that Members view satellite photograph attached to the report. There will be no benefits to the local community and will contribute to the demise of the social community.
4. Lack of suitable local amenities and poor transport links.
5. Will lead to an increase in traffic with a poor road network serving the site.
6. Will have an adverse visual impact on the character of the local landscape - being over dominant on an elevated site.
7. It is outside the boundary of Braystones on a site which has always been used for agriculture which will be lost forever.
8. Will affect the views of the existing cottages - one of the objectors specifically purchased his property for this location and the views.
9. Will devalue the cottages opposite.
10. The tarn and wetlands are outstanding features and will lead to an increase in pollution from surface water run off/disturbance from visitors.
11. There are restrictive covenants prohibiting this use on part of the land.
12. The original permission only allowed a maximum 152 caravans to safeguard the amenities of the locality. Nothing has changed since to permit further development. Increasing numbers from 152 to 180 will not enhance the site but decrease amenities locally.
13. The site now is not used for holiday purposes - it serves people with contracts at Sellafield.
14. Concern that the residential homes will be occupied by families with children rather than the over 50's.
15. There is no information regarding the method of foul sewage disposal.
16. There is insufficient information to assess the proposal.

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

1. As regards foul drainage this information has been omitted from

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the application form. The applicant now confirms that the scheme will be connected into the existing park drainage system which goes into the public sewer. In respect of surface water an adequate system of drainage can be required by an appropriate condition.

2. and 3. The layout and spacing of the caravans will be controlled by site licence conditions to prevent any over intensification of the site.

4. It is noted that Braystones is a hamlet with limited transport links and amenities.

5. Whilst an increase in the number of caravans is proposed the Highways Authority consider that the proposal will be unlikely to have a material affect on existing highway conditions and as such raise no objections.

6. 7. and 10. It is acknowledged that the site is greenfield. However, it does not benefit from any special landscape designation. Whilst there were concerns about the impact of the original layout which proposed to site caravans on the higher parts of the site, the amended scheme now under consideration only proposed to use the level central and northern areas of the field. This in land terms is considered to constitute a logical extension to an existing established site, with the higher ground being left to create an enhanced landscape area and buffer zone.

8. 9. and 11. Views, property values and restrictive covenants are not material planning considerations and should be disregarded.

12. and 13. Whilst an increase of 28 caravans/chalets to a total of 180 is being proposed, it should be noted that this application seeks a revision of the whole layout of the site which incorporates a change of use of an adjoining field to form an extension to the site. Although the 1987 approval permitted 152 caravans/chalets in residential use this application seeks to revert back to holiday use for 150 statics with only 30 park homes being for residential use, which is considered a benefit.

14. We have no control over who is permitted to occupy the units only insofar as to whether they are holiday or residential lets.

15. This information has now been provided as stated in point 1.

16. Consider that adequate information has been submitted upon which a decision can be made.

As regards the caravan site layout Policy TSM 4 of the adopted Copeland Local Plan 2001-2016 is the most appropriate policy against which this element of the application should be assessed. This normally permits extensions to existing caravan sites specifically for holiday use providing certain criteria are met including whether

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the site is well related to the existing settlement and highway network, is well screened and capable of reinforcement and does not adversely affect any areas of undeveloped coastline. The revision of the layout and the extension is considered to represent an acceptable form of development to this existing established site which seeks permission for 150 holiday statics in lieu of residential ones and the siting of 30 residential park homes. Although there will be some impact on neighbouring views from adjacent residences it is considered that this is not so significant from an amenity point of view with adequate separation distances being achievable as demonstrated via the amended layout. A substantial landscaping scheme is proposed to enhance the appearance of the site and create a buffer zone between existing residential development and the caravans/park homes. The new workshop and extensions to the clubhouse which will provide additional accommodation for use by staff or as holiday accommodation are also considered reasonable in terms of design and use and accord generally with local plan tourism policies and DEV 6 Sustainability in Design.

Recommendation

Approve (commence within 3 years)

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:-

Amended site plan as proposed, scale 1:1250 dated September 2008

Holiday Homes Brochure : New Tay, Richmond, Wexford & Chorus Super received 7 January 2009

Clubhouse, ground floor as existing, scale 1:100 September 2008 received 7 January 2009

Clubhouse, ground floor as proposed, scale 1:100 September 2008 received 7 January 2009

Clubhouse, elevations as proposed, west, scale 1:100 September 2008 received 7 January 2009

Clubhouse, first floor as proposed, scale 1:100 September 2008 received 7 January 2009

Clubhouse, elevations as proposed, east and south, scale 1:100 received 7 January 2009

Clubhouse, elevations as proposed, north, scale 1:100 received 7 January 2009

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New workshop/store, floor plan as proposed, scale 1:100,
September 2008 received 7 January 2009

New workshop/store, elevations are proposed, scale 1:100
September 2008 received 7 January 2009

Proposed layout rearrangement, Design and Access Statement,
September 2008, received 7 January 2009

Clubhouse, Design and Access Statement, September 2008 received 7
January 2009

Landscape Specification received 7 January 2009

3. This permission shall facilitate the use of the site for the siting of a maximum of 150 static holiday caravans and 30 residential park homes in accordance with the amended layout plan received by the Local Planning Authority on 16 February 2009.
4. The occupancy of the flats shall be restricted to staff accommodation in association with the management of the caravan park, or alternatively, to holiday lets.
5. Notwithstanding the submitted specification, full details of the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority before any development takes place.
6. 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. Planting shall be carried out in accordance with the approved schedule.
7. Before development commences full details of a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

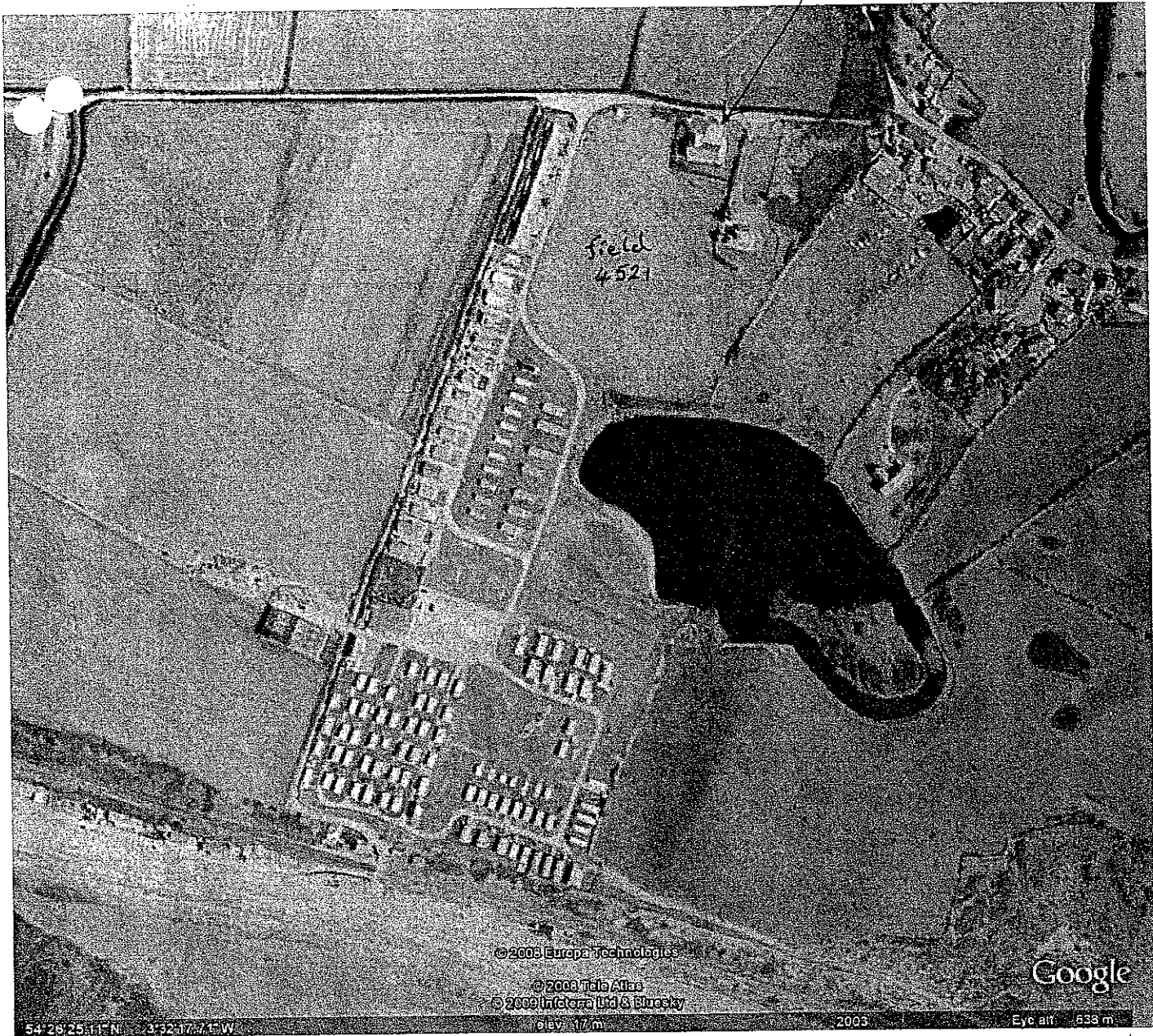
The reasons for the above conditions are:-

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

For the avoidance of doubt

To restrict occupancy and siting of the caravans and flats in accordance with the submitted details

Greenhill



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54° 26' 25.11" N 0° 23' 7.74" W

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To ensure a satisfactory landscaping scheme

To ensure a satisfactory surface water drainage scheme

Reason for decision:-

The revised layout of the caravan site encompassing an extension into an adjoining field, the extensions to the clubhouse to create 4 flats and the erection of a new workshop represent an acceptable form of development to this established caravan park in accordance with Policies DEV 6 and TSM 4 of the adopted Copeland Local Plan 2001-2016

3 4/09/2006/0

TO CONVERT UNDERGROUND RESERVOIR TO PROVIDE DOMESTIC ACCOMMODATION FOR LOCAL OCCUPANCY FORMER RESERVOIR, WINSCALES WEST FARM, EGREMONT, CUMBRIA.
MR N HALL

Parish St Johns Beckermert

- No comments received.

A unique and innovative proposal to create a family dwelling out of a redundant reservoir situated in a field adjacent to a farm building group south of Egremont. A local need statement has been submitted in support of the application and a local occupancy restriction is sought.

The proposal relates to a former water authority building measuring some 23 metres in width x 23 metres in length x 6 metres in depth used previously for water storage to serve the local area. It is partly submerged below ground and extends to form a mound above which is covered by earth and grass and is surrounded by agricultural grazing land. It is proposed to convert the existing structure, which comprises essentially a large reinforced concrete tank, into a three bedroomed dwelling on one level. Adjoining workshop facilities will also be created on the same level which will enable the applicant, who works as a local agricultural contractor and repairs agricultural machinery, to relocate his existing business so that he can work from home.

The scheme involves minimal external alterations to the existing elevations above ground comprising the installation of two windows

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and roller shutter steel garage doors on the north west, three windows/doors on the south west, window lights on the north east and one window on the south east. With the exception of the steel roller shutters serving the workshop all the windows/doors will be constructed of timber. A structural survey submitted with the application concludes that the building is capable of conversion without any significant rebuild works.

Vehicular access to the premises would be via an existing hardcore access track, reinstated and resurfaced with hard stone which runs adjacent to the field boundaries. This was originally constructed to serve the working reservoir. A parking area would be provided adjacent to the building. The Highway Authority raise no objection to the proposal.

The previous planning history relating to this building is a material consideration. Permission was granted in 2006 for conversion of the reservoir to four holiday letting units subject to a Section 106 Agreement restricting occupation to holiday use only. This expires in August 2011.

This is a unique form of development which does not relate to any specific local plan policies. However, the nearest adopted Copeland Local Plan 2001-2016 policies against which this application could be assessed are HSG 5 : Housing outside Settlement Development Boundaries and HSG 17 : Conversion to Dwellings in Rural Areas. The former permits dwellings in the countryside only as an exception on social or economic needs grounds and subject to an occupancy restriction and the latter governs the form of building conversions in the countryside. Both of these are considered of some relevance and should be taken into account in reaching a decision.

In my opinion this is an exceptional proposal for a building conversion in the countryside which is supported by a local need case. It has been demonstrated that the building is capable of conversion and that the design scheme proposed will have minimal adverse impact on the local landscape in general compliance with local plan policies HSG 5 and HSG 17.

Recommendation

Approve (commence within 3 years)

2. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture, or a widow or widower of such a person, and to any resident dependants.
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:-

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Proposed site plan and layout, drawing 0865 SITE, received 8 January 2009

As existing plan, drawing 08 65 00, received 8 January 2009

Proposals plan, drawing 08 65 01, received 8 January 2009

Statement of Need, received 8 January 2009

Design and Access Statement, received 8 January 2009

Structural Inspection, reference WDS/05/1200/lett001, by Tom Short, B Eng(Hons) C Eng.MICE., dated 11 February 2009, received 16 February 2009

4. Notwithstanding the submitted proposal plan (Drawing 08 65 01), the windows and doors (steel shutter garage doors excepted) shall be constructed of timber and dark stained as confirmed by the applicant's agent in his e-mail to the Local Planning Authority dated 28 January 2009.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions shall be carried out to the dwelling and workshop, nor shall any buildings or structures, enclosure, domestic fuel container, pool or hardstanding be constructed within the curtilage without the prior written approval of the Local Planning Authority.
6. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed 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.
7. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

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The reasons for the above conditions are:-

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

The Local Planning Authority would not be prepared to grant planning permission for the creation of a dwelling on this site except by persons so employed

For the avoidance of doubt

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

To prevent pollution of the water environment

Reason for decision:-

A unique scheme to convert this redundant structure to a dwelling and associated workshop in compliance with Policies HSG 5 and HSG 17 of the adopted Copeland Local Plan 2001-2016

4 4/09/2009/0

CHANGE OF USE OF PART OF SITE FROM HORTICULTURAL TO STORAGE OF LEISURE VEHICLES, PRIMARILY CARAVANS LAMBERLEA POND & GARDEN CENTRE, NETHERTOWN, EGREMONT, CUMBRIA.
MR J ALDERSON

Parish Lowside Quarter

- No objections.

Permission is sought to diversify and use part of this established garden centre situated on the outskirts of Nethertown as land for the storage of caravans/motor homes.

The site is located to the south of the centre of the existing retail sales area. It comprises a level area, some 60 metres in length by 12 metres in width, part of which is currently grassed and the remainder occupied by glasshouses. An existing high hawthorn hedge to the southern field boundary, which will help conceal the caravans from open views, will be retained. Vehicular access will be from the existing access to the garden centre's car park via an existing track

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and it is estimated that a maximum of 25 caravans could be stored in this area at any one time.

The Highway Authority initially expressed reservations regarding the proposal on the grounds that the adjacent road network was not suitable to cater for any increase in use by long vehicles and were concerned that this would set a precedent for future similar applications. However, following negotiation, the applicant is willing to agree to a specific condition, should the application be approved, restricting the maximum number of caravans/motor homes stored at any one time to 25, to which the Highway Authority now raise no objection providing no precedent is set and no further requests will be made.

Policy TSM 5 of the adopted Copeland Local Plan 2001-2016 supports such proposals for caravan storage subject to the site being well screened all year round and being well related to a settlement/building group without significant threat to the living conditions of any nearby residents. In terms of screening and location the site benefits from being well screened to the north, west and east by the existing garden centre buildings. To the south the site is bounded by an existing substantial hawthorn hedge which, as previously stated, is to be retained. In order to strengthen any gaps in the hedge though the Council's Landscape Officer, in his consultation response, has requested that a planting/maintenance scheme be provided. As regards impact on neighbours there are no properties in the vicinity likely to be adversely affected by the proposal. Local consultation has taken place and, to date, no objections have been received.

For the above reasons it is considered that the application represents an acceptable form of development in this location whose impact on the local highway network and locality generally will be limited, in compliance with Policy TSM 5 of the local plan.

Recommendation

Approve (commence within 3 years)

2. The maximum number of caravans/leisure vehicles to be stored on the site at any one time shall not exceed 25 as confirmed by the applicant in his e-mail to the Local Planning Authority dated 30 January 2009.
3. Full details of a landscaping scheme, including future maintenance proposals, for the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use now authorised commences.

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The reasons for the above conditions are:-

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

To restrict the number of vehicles using the site at any one time in the interests of highway safety

To ensure the implementation of a satisfactory landscaping scheme

Reason for decision:-

The use of land to the rear of this established garden centre for the limited storage of caravans/leisure vehicles is considered an acceptable form of development in compliance with Policies TSM 5 and DEV 6 of the adopted Copeland Local Plan 2001-2016

5 4/09/2031/0

OUTLINE APPLICATION FOR CONSTRUCTION OF BMX
TRACK/SKATEBOARD PARK
MILLOM PARK, ST GEORGES ROAD, MILLOM, CUMBRIA.
MR B CRAWFORD

Parish Millom

- As landowners of Millom Park, Millom Town Council fully support the proposed skateboard park at Millom Park, St Georges Road, Millom.

Millom Park is situated centrally in the town and provides the main recreation area for residents with large grassed areas, tennis courts, a play area and a bowling green.

This proposal would see a currently grassed area measuring 45m x 25m replaced with the skatepark which would consist of varying runs, slopes and jumps up to a maximum height of 1.5m. This facility would be located between the tennis courts and the boundary fence with St Georges Road. The nearest dwelling on Lowther Road is approximately 50m from the boundary of the proposed site.

A single letter of objection has been received from a resident of nearby Seathwaite Close who expresses concerns regarding noise nuisance whilst expressing the opinion that the money could be better spent on other things.

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No objections have been received from statutory consultees although some concerns have been raised firstly from the Council's Landscape Officer who has concerns regarding potential loss of trees on the site. Comments have also been received from the Crime Prevention Advisor at Cumbria Constabulary who has mentioned points which may be considered to improve the safety of the facility. However, as this is an outline application there is currently only a suggested size and layout and both of the comments can be incorporated into a reserved matters application.

A proposal of this nature is considered in the context of Policy SVC 14 of the adopted Copeland Local Plan 2001-2016 which states:-

"Proposals for new or expanded outdoor recreation and leisure facilities will be permitted subject to the requirements of other plan policies and provided that the development would not:-

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

This proposal is considered to accord with this policy and would hopefully provide younger people in Millom with a welcomed recreation facility. It is therefore favourably recommended.

Recommendation

Approve in Outline (commence within 3 years)

Reason for conditions:-

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

Reason for decision:-

The proposal represents an acceptable form of recreation and leisure development in accordance with Policy SVC 14 of the adopted Copeland Local Plan 2001-2016

MAIN AGENDA

Note:-

The applicant is requested to take into consideration the attached comments received from the Council's Landscape Officer and Cumbria Constabulary's Crime Prevention Design Advisor in preparing the detailed design scheme for subsequent approval of Reserved Matters

Schedule of Applications - DELEGATED MATTERS

4/08/2572/0	Lowca	CONVERSION OF A SMALL ATTACHED REDUNDANT BARN TO PROVIDE TWO BEDROOM HOLIDAY-LET ACCOMMODATION BLACKETHOLME GATE FARM, LOWCA, WHITEHAVEN, CUMBRIA. MR P ROBINSON
4/08/2576/0	Whitehaven	SINGLE STOREY SIDE EXTENSION NEW DISABLED ACCESS RAMP AND PAVIOR PARKING AREA 19, THE GARDENS, WHITEHAVEN, CUMBRIA. MR S PRATT
4/08/2578/0	Whitehaven	ERECTION OF TWO SINGLE GARAGES ON EXISTING GARAGE SITE PLOT 30 & 34, LANGDALE, BORROWDALE GARAGE SITE, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR M GERRISH
4/08/2581/0	Cleator Moor	SINGLE STOREY KITCHEN & CONSERVATORY EXTENSIONS 4, PROSPECT ROW, CLEATOR, CUMBRIA. MR D CLARK
4/08/2583/0	Cleator Moor	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION 48, HILDEN ROAD, CLEATOR MOOR, CUMBRIA. MS M STEADMAN
4/09/2002/0	Whitehaven	SINGLE STOREY BEDROOM EXTENSION 63, GLENRIDDING WALK, WHITEHAVEN, CUMBRIA. MR G TURNER
4/09/2008/0	Whitehaven	ERECTION OF FIRST FLOOR BEDROOM EXTENSION OVER EXISTING GARAGE 18, FERN GROVE, THE HIGHLANDS, WHITEHAVEN, CUMBRIA. MR P DENVIR
4/09/2013/0	Cleator Moor	EXTENSION TO DWELLING 4, MONTREAL AVENUE, CLEATOR MOOR, CUMBRIA. MRS S POWER
4/09/2015/0	Distington	AMENDMENT TO APPROVED SCHEME REF: 4/08/2393/0F1 TO INCLUDE REAR ACCESS DOOR TO GARAGE WHITESIDE, LOOP ROAD, DISTINGTON, CUMBRIA. MR E DOCKERAY
4/09/2017/0	Arlecdon and Frizington	TO ERECT A PARENT WAITING SHELTER ON THE SOUTH EAST SIDE OF THE SCHOOL BUILDING ON THE ST JOSEPHS CATHOLIC PRIMARY SCHOOL, YEATHOUSE ROAD, FRIZINGTON, CUMBRIA. MRS H ABBOTT
4/08/2567/0	Whitehaven	ERECTION OF TWO 3 BEDROOMED DWELLINGS

Schedule of Applications - DELEGATED MATTERS

		PLOT 14, MARINERS WAY, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR G REED
4/08/2574/0	Whitehaven	CREATION OF THREE BEDROOMED SELF CONTAINED FLAT ON 1st & 2nd FLOOR, ALTERATIONS TO GROUND FLOOR 92/93, SCOTCH STREET, WHITEHAVEN, CUMBRIA. MR R CALVIN
4/08/2575/0	Cleator Moor	NEW BUILD DEVELOPMENT COMPRISING 1 BLOCK 3 X TH BEDROOMED HOUSES & 1 BLOCK 2 X THREE BEDROOMED LAND AT, TOWERSON STREET, CLEATOR MOOR, CUMBRIA PCL DEVELOPMENTS (CUMBRIA) LTD
4/08/2577/0	Whitehaven	LISTED BUILDING CONSENT FOR EXTERNAL ALTERATION COMPRISING AN INCREASE IN HEIGHT OF PARAPET WALL 10A, COATES LANE, WHITEHAVEN, CUMBRIA. MR P WATSON
4/09/2003/0	Whitehaven	CREATION OF A TWO BEDROOMED APARTMENT ON SECOND FLOOR 70, KING STREET, WHITEHAVEN, CUMBRIA. MR & MRS ROWELL
4/09/2007/0	Whitehaven	CHANGE OF USE OF SECOND FLOOR TO TRAINING FACILITIES, STAFFING ROOM & OFFICES 56, KING STREET, WHITEHAVEN, CUMBRIA. WEST HOUSE
4/09/2012/0	Whitehaven	LISTED BUILDING CONSENT FOR CREATION OF THREE BEDROOMED SELF CONTAINED FLAT ON 1ST & 2ND FLOOR 92/93, SCOTCH STREET, WHITEHAVEN, CUMBRIA. MR R CALVIN
4/09/2018/0	Lamplugh	REMOVAL OF 1 ALDER & 1 SILVER BIRCH CROWN LIFT 3 ACERS LOPPING OF 1 ALDER & PRUNING OF 13 TREES LAND AT CROSSGATES, ADJOINING A5086, MAIN ROAD, LAMPLUGH, CUMBRIA. MR DAVIS
4/09/2021/0	Whitehaven	LISTED BUILDING CONSENT FOR REPLACEMENT OF ALL SINGLE GLAZED SASH WINDOWS WITH WOODEN DOUBLE 7, WEST VIEW, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR A GOODWIN
4/09/2022/0	Whitehaven	CONSTRUCTION OF NEW PERIMETER FENCE MARCHON WORKS, HIGH ROAD, KELLS, WHITEHAVEN, CUMBRIA. RHODIA UK LTD
4/08/2569/0	Millom Without	CHANGE OF USE OF PART AGRICULTURAL FIELD & ERECT DOUBLE GARAGE FOR USE WITH EXISTING PRIVATE PART FIELD 5200, UNDERHILL, THE HILL, MILLOM,

Schedule of Applications - DELEGATED MATTERS

CUMBRIA.
MR S SKELHAM

4/08/2584/0 Millom Without

CHANGE OF USE FROM COMMERCIAL GUEST HOUSE TO
RESIDENTIAL DWELLING
UNDERWOOD HOUSE, THE HILL, MILLOM, CUMBRIA.
AGGREGATE INDUSTRIES UK LIMITED

4/08/2585/0 Egremont

TWO EXTERNALLY ILLUMINATED FASCIA SIGNS
UNIT 2, KWIK SAVE GROUP PLC, 35, MAIN STREET,
EGREMONT, CUMBRIA.
LADBROKES plc

