

PLANNING PANEL- 8 December 2010

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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.

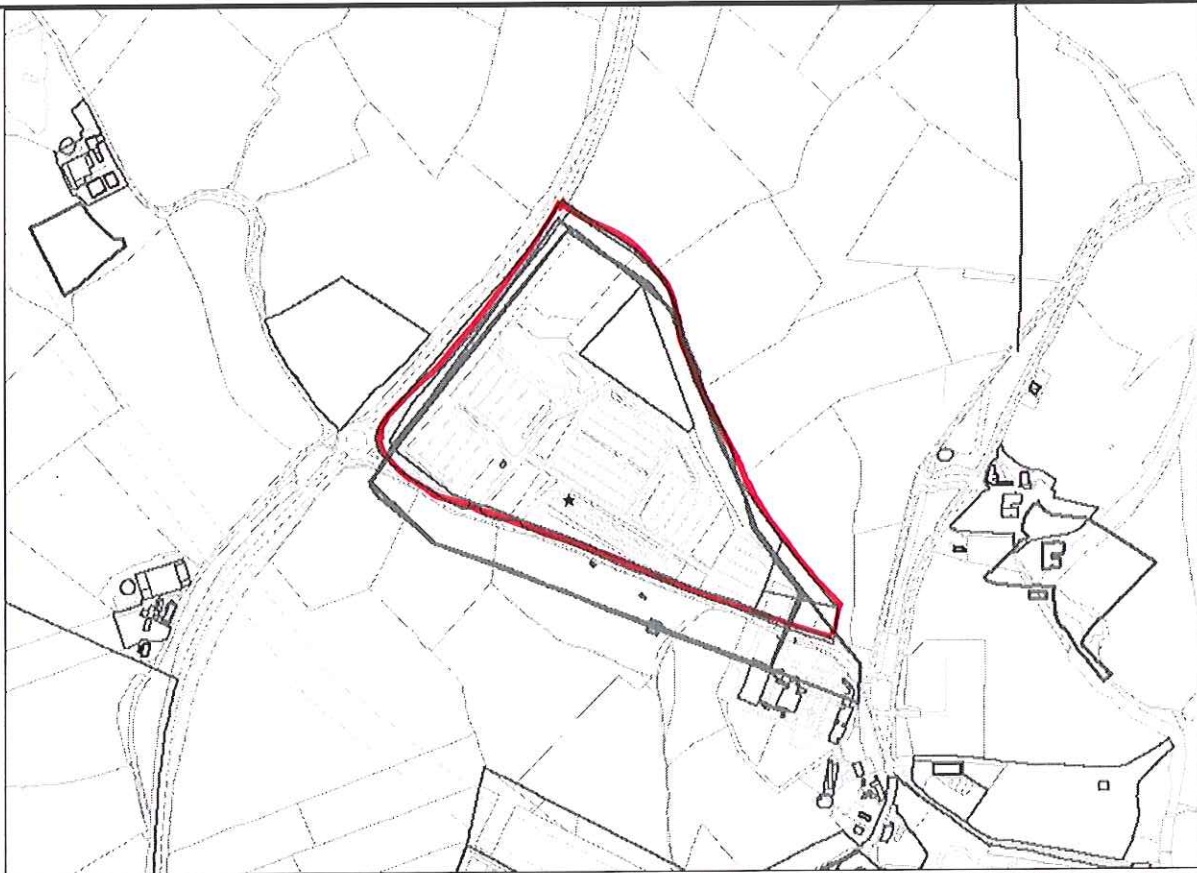


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 08/12/2010

Application Number:	4/08/2298/0
Application Type:	Full : CBC
Applicant:	SELLAFIELD LTD
Application Address:	YOTTENFEWS, SELLAFIELD, SEASCALE, CUMBRIA.
Proposal	PERMANENT PLANNING PERMISSION FOR EXISTING TEMPORARY CAR PARK AND ANCILLARY STRUCTURES, CONTINUED USE OF LORRY PARK AS A MOBILE CRANE TEST AREA.
Parish:	St. Bridget Beckermest, St. John Beckermest
Recommendation Summary:	Approve



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BACKGROUND

Temporary planning permission for the Yottenfews car park, including ancillary structures such as bus shelters and security lodge, was originally granted in 1985, the primary purpose at that time being to provide a contractors' car parking facility during the construction of THORP. Renewals of this temporary planning permission to facilitate continued use by Sellafield employees, visitors and sub-contractors have subsequently been granted, the most recent being for a further temporary period of two years which expires on 31 December 2010 (4/08/2451/0F1 refers).

THE PROPOSAL

Permanent planning permission for the continued use of the Yottenfews car park is now sought by virtue of this planning application which was received in June 2008. The application also seeks to regularise the established use of the segregated lorry parking area as a crane testing and HGV parking area to allow commercial vehicles to wait pending security clearance to enter the Sellafield licensed site. The application is accompanied by the following documents:-

- Design and Access Statement
- Supplementary Landscape and Ecology Details
- Sellafield Accommodation Strategy
- Sellafield Site Access Strategy
- Sellafield Travel Plan

The total Yottenfews site covers an area of 14.28 hectares which includes significant areas of associated landscaping (approximately 6 hectares), and is located some 0.5km to the north of the Sellafield licensed site.

1300 car parking spaces are provided across 5 car parking areas together with 5 bus shelters at the pick up/drop-off point. In addition there are 167 spaces providing an overspill car park for the Sellafield Visitors Centre. Access is off Yottenfews Lane (U4044) which runs along the southern boundary of the site.

APPLICANTS' JUSTIFICATION

The applicants state that the Yottenfews car park is essential in supporting Sellafield site operations and to maintaining security arrangements at the neighbouring licensed nuclear site. As a result of the requirements of the Office of Civil Nuclear Security to reduce the car parking space on the Sellafield site and increase the search rate of vehicles entering the site, the applicants reaffirm their need to maintain an off-site car parking resource for their employees and visitors to the site.

Given that Sellafield attracts a large workforce drawn from a wide geographical area, the relatively remote location of the site and scarcity of public transport infrastructure, a car park close to the site is deemed essential.

No changes to the existing arrangements at Yottenfews are proposed by this planning application; the main function of providing a "park and ride" facility for workers to and from the Sellafield site will continue.

The applicants advise that the existing Yottenfews car parking facility currently operates at an average of approximately 90% occupancy and that 43% of Sellafield staff now car share, based on the 2007 Staff Travel Survey. They also anticipate that in the future, due to the transition from shift working to day working, the demand for off-site car parking will increase. Implementation of the Sellafield Travel Plan is aimed at reducing the risk of the current car park capacity at Yottenfews being exceeded.

CONSULTATIONS

Upon receipt of the planning application the following bodies were consulted:-

Cumbria Highways – no objections

Copeland's Flood and Coastal Defence Engineer – no objections

Health & Safety Executive (Nuclear Directorate) – state that the Office for Civil Nuclear Security considers it essential that the volume of traffic entering the Sellafield site is kept to an absolute minimum at all times. Therefore, they fully support the planning application.

Copeland's Landscape Officer – no objections

Cumbria County Council Emergency Planning – no comments received.

No representations in respect of the planning application have been received from members of the public or other outside bodies.

PLANNING POLICY

As the applicant's Design and Access Statement notes, the Copeland Local Plan 2001-2016 recognises that the Borough is essentially rural and public transport options are limited. Remoteness and poor public transport links are particularly relevant to Sellafield operations with the workforce commuting from dispersed communities over a wide geographical area to an employment site situated in a relatively isolated rural location.

Local Plan policies relevant to the consideration of this planning application include:-

- DEV 1 Sustainable Development and Regeneration
- DEV 5 Development in the Countryside
- DEV 6 Sustainability in Design
- DEV 7 Planning Conditions and Obligations

- TSP 3 Traffic Management
- TSP 4 Measures to Improve Public Transport
- TSP 7 Transport Assessments and Travel Plans
- TSP 8 Parking Requirements
- NUC 3 Relocation of Non Radioactive Development

ASSESSMENT

The present and future significance of the Sellafield licensed nuclear site to the social and economic wellbeing of West Cumbria cannot be overstated. Nor can the need for associated security measures which, following the London terrorist attacks in July 2005, have been rightly enhanced so as to preclude vehicular access to the site for employees and visitors other than on an exceptions basis. This has resulted in increased pressure for continued off-site parking at Yottenfews and, together with other factors, provides the applicant's justification for now seeking permanent planning permission following 25 years continuous use on the basis of a series of temporary planning permissions.

National and local planning policy and guidance is very much directed towards sustainable forms of development supported by sustainable modes of transport. Given the relatively isolated rural location of the Sellafield complex and the inadequacies of the local public transport services there is clear disparity between the ideal and what actually exists.

A key factor in the determination of this planning application is to review site issues/constraints and put forward solutions via an associated Travel Plan as required by Policy TSP 7 of the adopted Copeland Local Plan 2001-2016.

A large workforce is employed at Sellafield with up to 9500 on site during a typical working day. There is associated congestion on the A595 at peak times, with 90% of staff arriving from the north. The Sellafield Accommodation and Site Access Strategies which accompanied the planning application embrace mitigation measures aimed at relocating some 1100 of the 5100 office based staff at Sellafield off-site and to Whitehaven in particular.

As originally submitted, however, the key Travel Plan document was considered weak in many respects, particularly:-

- Baseline assessment data to support the proposed travel plan measures
- No long term strategy for sustainable transport solutions
- Weaknesses in existing monitoring and governance on site and for the 'Park and Ride' at Yottenfews.

The identified deficiencies resulted in significant delay in progressing the application. More recently, however, this has been addressed by a very constructive dialogue being entered into, assisted by the Councils appointment of specialist transportation

and sustainability consultants which culminated in a most productive Sellafield Travel Plan Strategy Meeting/Workshop being held at Sellafield Visitor Centre on 27 September 2010 attended by representatives of all key stakeholders, including Cumbria County Council and Direct Rail Services.

A Travel Plan is a package of site specific initiatives aimed at improving the availability and choice of travel modes to and from a site. Sellafield already benefits from a Travel plan, the objectives of which are:

- To reduce traffic on the A595
- To reduce the number of single occupancy cars used to travel to work

Although the most recent version of the Sellafield Travel Plan (May 2010) is much improved, it was acknowledged at the workshop that deficiencies still exist, particularly relating to the robustness of the baseline data. It was agreed that this baseline data needs to be updated. Eight workstreams have been identified for inclusion within an updated version of the Travel Plan:-

1. Relocation of staff off-site.
2. Public Transport - Buses. Contract bus services ceased on 1 October 2010 when a commercial bus service commenced (Stagecoach).
3. Public Transport – Trains. Working with the Coastal Community Rail Partnership. Reducing (eventually removing) rail fare subsidy.
4. Cycles. Target potential increase in cycle users.
5. Car sharing. Promoted over Summer 2010 which had a very positive reaction.
6. Efficiency savings (“645 initiative”)
7. Other Initiatives e.g. home working or changes to work patterns.
8. Monitoring and Communications – internal governance meetings and external communication via existing Stakeholder workings group.

SUMMARY

Planning Policy Statement 1 (PPS1) “Delivering Sustainable Development” sets out the Government’s objectives for the planning system, stating that sustainable development is the main principle underpinning planning. The relatively isolated rural location of the Sellafield complex has to be accepted but the Council, in its role as local planning authority, has consistently maintained that increased sustainability measures can and must be addressed in relation to the continued presence of the neighbouring Yottenfews car park. This has resulted in the significant delay in determination of this application but close co-operation and the involvement of specialist consultants over recent months, culminating in the joint workshop held on 27 September 2010, has brought about common understanding of and agreement to

address these key issues via an updated Travel Plan which can be required by way of conditions attached to any subsequent grant of permanent planning permission.

Recommendation:-

Approve subject to:-

Conditions

1. 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:-

Location Plan (Drawing No. 1 BE 2543557 Rev A) received on 11 June 2008.

Overspill Car Park – Access Roads General Arrangements (Drawing No. 1B 153816 Rev A) received on 11 June 2008.

Topographical Survey of Yottenfews (Drawing Nos. 0BE 2543548B – 0BE 2543555B inclusive) received on 11 June 2008.

Block Plan showing Car Park, Bus Terminal, Bus Shelters, Security Gatehouse and Structure Panting (Drawing No. 1 BE 2518526 Rev B) received on 11 June 2008.

Contractors Car Park Phase 2 – General Layout Showing Drainage (Drawing No. 0PR 564205 Mod. C), received on 11 June 2008.

Contractors Car Park – Drainage and Water Services (Drawing No. 0PR 523391 Mod. E), received on 11 June 2008.

Details of Services, Finished Levels, Fences and Bunds (Drawing No. 0PR 833051 Mod. E), received on 11 June 2008.

Replacement Security Gatehouse (Drawing No. 1 BE YOT/SK/001 Mod. P2) received on 11 June 2008.

Typical Lamppost and Bus Shelter Details (Nos. 1-5) received on 11 June 2008

Yottenfews Car Park – Landscape and Ecology: Supplementary details for Block 6 landscaping, received on 11 June 2008.

Design and Access Statement, White Young Green, dated 3 June 2008 received on 11 June 2008.

Sellafield Travel Plan 2010-2013 Rev 3 received on 27 May 2010.

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. Within six months of the date of this planning permission, the applicant shall submit to the Local Planning Authority the results of a survey of employees and visitors travelling to and from the Sellafield site which shall be undertaken by the applicant in order to ascertain what modes of transport are used to travel to the Sellafield site and what factors influence modal choice.

From the date of this planning permission, the applicant shall continue to implement, monitor and keep under review the measures and/or work streams which are aimed at achieving the objectives of the applicant's existing green travel plan entitled "Sellafield Travel Plan 2010-2013" ("the Existing Green Travel Plan "). In particular the applicant shall observe and engage in the following monitoring and review procedures:

1. continuing to employ at all times a suitably qualified and/or Experienced Green Travel Plan Co-ordinator whose responsibility it shall be to monitor the Existing Green Travel Plan, to ensure that the applicant identifies and puts in place a reasonable set of measures or work streams to achieve the objectives of the Existing Green Travel Plan so as to reduce car usage by employees and visitors to the Sellafield site, to increase public transport usage and to promote walking and cycling to and from the Sellafield site, and disseminate information about the Existing Green Travel Plan to both employees and visitors to the Sellafield site;
2. attending quarterly meetings with the Local Planning Authority to discuss the implementation of the Existing Green Travel Plan and, in particular, the progress made by the applicant towards achieving the objectives of the Existing Green Travel Plan, and to discuss the merits of any new green travel plan related initiatives identified by the applicant or the Local Planning Authority during the preceding three month period.

Six months prior to the Existing Travel Plan coming to an end, the applicant shall submit to the Local Planning Authority for approval a new green travel plan for the period of 2013 – 2016 ("the New Green Travel Plan") that has the following primary objectives:

1. to reduce the number of single occupancy car trips to and from the Sellafield site;
2. to promote the use of sustainable transport modes to and from the Sellafield site;

3. to reduce traffic flows on the A595 in particular those travelling from the north of the Sellafield site; and

whilst at all times maintaining the efficient and safe operation of activities at the Sellafield site.

The New Green Travel Plan shall contain details of the following matters:

1. an assessment of the Sellafield site (including employee numbers, facilities, principal activities, anticipated changes in employee numbers and transport links);
2. the results of the most recent survey of employees and visitors travelling to and from the Sellafield site undertaken by the applicant to ascertain what modes of transport are used to travel to the Sellafield site and what factors influence modal choice;
3. a reasonable set of measures and/or work streams aimed at achieving the green travel plan's objectives by promoting and facilitating walking, cycling and the use of public transport with a view to reducing the number of single occupancy car journeys made by employees and visitors to the Sellafield site; and
4. a system for monitoring the operation of the green travel plan and for reporting such monitoring to the Local Planning Authority.

The applicant shall implement the New Green Travel Plan in full (as approved by the Local Planning Authority), shall monitor its implementation and shall keep its objectives and measures and/or work streams under review in accordance with the monitoring and review procedures set out above.

Six months prior to the New Green Travel Plan coming to an end, and every three years thereafter, the applicant shall submit a further new green travel plan to the Local Planning Authority for approval, such further new green travel plan to have effect for a three year period, have the same or similar objectives to the New Green Travel Plan, be implemented in full, and be monitored and kept under review in accordance with the monitoring and review procedures set out above.

Reason

In the interest of highway safety and furtherance of sustainable development in accordance with Policies DEV1, DEV5, DEV6, DEV7, TSP3, TSP4, TSP7, TSP8 and NUC3 of the adopted Copeland Local Plan 2001-2016.

3. Should the operational use of the facility, or any part thereof, cease all development shall be removed from the site and the land restored in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented within twelve months of the cessation of the use of the facility, or part thereof.

Reason

To ensure adequate restoration of the site in the interests of visual amenity should the site, or part thereof, cease to become operational.

Reason for Decision

With the benefit of a series of temporary planning permissions, the Yottenfews car park has been in operational use since 1985. The grant of permanent planning permission is now deemed appropriate subject to the imposition of a planning condition setting out continued requirements for a Travel Plan to help mitigate sustainability concerns associated with this relatively isolated rural location; the amount of traffic on the A595 trunk road and limited infrastructure support in terms of public transport facilities.

ITEM NO: 2.



To: PLANNING PANEL

Development Control Manager

Date of Meeting: 08/12/2010

Application Number:	4/10/2359/001
Application Type:	Outline : CBC
Applicant:	Pathfinding Commercial Ltd
Application Address:	FORMER SEKERS SITE, CLEATOR MOOR ROAD, WHITEHAVEN
Proposal	OUTLINE APPLICATION FOR PROPOSED 58 BED SPACE CARE HOME AND RESIDENTIAL DEVELOPMENT WITH ASSOCIATED HIGHWAY ACCESS
Parish:	Whitehaven
Recommendation Summary:	Approve in Outline (commence within 3 years)



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INTRODUCTION

It was agreed at the 15 September 2010 Planning Panel that Members would take the opportunity to visit the site before determining this application. The site visit took place on Wednesday 29 September 2010. The application has since been held in abeyance in order to address outstanding issues relating to marketing of the site and the housing mix.

THE PROPOSAL

This is a major application which seeks outline planning permission for a 58 bed care home and the principle of residential development on the former Sekers factory site in Hensingham, Whitehaven. The site occupies a prominent corner position fronting onto both the Main Road on Hensingham to the north west and the adjacent Cleator Moor Road to the north east and is now virtually cleared with the majority of the factory buildings having been demolished. It is bounded by residential properties to the south east, and a factory and undeveloped land to the south west.

A layout and indicative drawings originally accompanied the application showed how this large 2.4ha site could be developed with 54 two bedroom bungalows and 18 apartments. However, due to concerns regarding the housing mix the view was expressed that this was a missed opportunity for family housing. Following negotiations the residential layout element has now been removed from the application. It is still the intention though to erect a 58 bed care home at the western corner, and the original layout indicated that this would face outwards onto the main road, sketch plans show this as being a large, rather prominent two storey L shaped building wrapping round the corner of the site.

Approval is also sought at this stage for the vehicular access to the site which would be via two locations directly off the adjacent B5925 road. It is proposed that a new point of access would be created to the northwest with the purpose of serving the care home as well as the proposed housing estate. The existing access to the south east serving the residential element of the site would be retained and upgraded and the former access in the centre would be closed off. The indicative layout also showed a rear parking area provided for the care home.

PLANNING HISTORY

A previous application for full planning permission for the erection of 118 dwellings on the site was withdrawn in January 2008 (4/07/2706/0F1 refers).

CONSULTATIONS

The following consultation responses have been received:

Copeland Disability Forum

Comment specifically on the accessibility of the care home and noting that this is an outline application request the provision of an additional accessible parking bay in the car park.

In response the applicants are aware of the issue and will address detailed car parking provision at the reserved matters application stage.

Cumbria County Council

No objection to the principle of redevelopment of the site for residential use. Consider that this scheme does not raise any new or significant strategic planning issues.

Highway Authority

Request further information regarding the submitted travel plan and the transport assessment. This has recently been received and further comments are awaited.

Environment Agency

No objections and confirm that the site is not at risk of flooding. Advise appropriate condition to address any potential risk of contamination from pollution.

United Utilities

No objection subject to conditions and the site being drained on a separate system.

Flood and Coastal Defence Engineer

Acknowledges that the FRA is comprehensive and that the risk of flooding is low.

Landscape Officer

No objections subject to the adequate protection of the retained perimeter trees and appropriate landscaping conditions.

Scientific Officer

Acknowledges potential contamination of the site through its former use as a fabrics factory. Awaiting specific comment relating to the land contamination report submitted.

Strategic Planning Manager

Expresses concern. The adopted and emerging policy EMP 7 supports continued use of the site for employment purposes and it would be inappropriate to allow employment land in a sustainable location such as this to be developed for non employment use. Copeland will require a supply of land that allows the diversification of its economic base. The last Annual Monitoring Report recorded only 0.3ha of land available for B2 (General Industry) use and therefore it's important that this site is retained as employment land for B2 use in the future. Also the site is considered unsuitable for a C2 (residential) use and there is no demonstrable shortage of housing development land in this part of Whitehaven. This is considered further in the assessment at the end of the report.

Regeneration Strategy Manager

Is of the view that there is not a strong likelihood of employment use on this site in the foreseeable future. The Business Growth Plan which is under preparation and the Copeland Work and Skills Plan indicate that health and social care is a potential growth employment area for the borough. Given the location use of the site to accommodate a large care home could therefore be sustainable.

Housing Strategy

Comment that the recent housing needs assessment data compiled for the borough identifies that there is a strong demand for extra care housing accommodation in Whitehaven. Whilst this alone does not determine need it is an indicator of market demand for the town. In terms of general housing mix on the site the data indicates a requirement for three and four bedroom properties of which there is a particular shortfall.

Neighbours

One letter has been submitted from neighbours across the road from the site who raise concerns regarding the proposed relocation of the bus shelter, drainage, the repositioning of the telecommunication mast and the effect on the local seagull population.

In direct response the applicants agents have confirmed that the bus shelter will be relocated approximately 5 metres to the east not south as stated in the submission which would satisfactorily address the neighbours concerns. Drainage will be designed to ensure that no flooding of third party land will occur and that drainage flows will not be greater than the previous use. The telecommunication mast on the site has been relocated to the rear of the Haven Club opposite under permitted development rights and as such is outwith the local planning authority's control.

An individual letter has been received from a resident of Horsfield Close who supports the application and wishes to point out that:

- 1) A care home will provide useful work and 60 jobs to be created is 'much labour'
- 2) 75 jobs were lost when Sekers mill closed and the choice now is either no jobs and a derelict eyesore or 100 or so temporary jobs, income and employment for the town which is common sense.
- 3) Request we use the opportunity to require the developer to enlarge the inadequate roundabout at the fire station and make it safer for children and motorists.
- 4) Hensingham ratepayers deserve the areas to be considered worthy of a pleasant environment as we now have vacated school and an appalling square to tolerate.

In addition a letter and accompanying petition signed by 86 local residents in support of the proposal has been submitted which raises the following:

- 5) There is no demand for an 'industrial' site such as this Industries tend to want smaller units.
- 6) Questions what is a care home if it's not a 'service industry'
- 7) Concern the site will become increasing urban decay if this development is not allowed.

To comment on the issues raised in support of the application the fact the care home will create employment is not disputed. The issue of concern is that this would only relate to part of the site with the remaining being predominantly residential. For this as an alternative use to be acceptable it would need to be demonstrated that there is

no current or likely future demand for the site as 'employment land' and that the wider community benefits outweigh the loss of the whole site for employment land.

As regards improvements to the local highway network the application is accompanied by a transport assessment and a travel plan and comments on a recent revised version are awaited from the highway authority. Not aware that these identify the need for specific improvements to the roundabout at the fire station.

PLANNING POLICY

The following adopted Copeland Local Plan 2001-2016 (herein after referred to as the local plan) Policies are considered relevant to this application:

DEV 4: Development Boundaries. Permits development where appropriate within the designated settlement boundaries.

DEV 6: Sustainability in Design. This advocates high quality sustainable design in all new development.

HSG 4: Housing within Settlement Development Boundaries. This permits housing redevelopment within the settlement boundaries in appropriate locations subject to certain requirements being met.

EMP 7: Alternative Use of Employment Sites. Protects existing employment sites from inappropriate non employment development. Only sanctions alternative uses if it can be adequately demonstrated that the wider community benefits outweigh the loss of employment land and there is no current or future likely demand for the site or premises.

KEY ISSUES / ASSESSMENT

The application raises a major issue regarding the principle of using an existing employment site within the town and whether, given the current economic climate, it should remain as employment land. The site is situated within the settlement boundary for Whitehaven which is identified as a key service centre in the adopted Copeland Local Plan 2001-2016. It constitutes employment land and is brownfield by virtue of the fact it previously accommodated a fabric mill since the 1930's which was operational on the site until 2005.

The application proposes a care home and residential use of the site which, although it involves an element of employment use via the former, is essentially a non employment use. In planning policy terms therefore the key relevant policy against which this application should be assessed is EMP 7 of the local plan. This is set out as follows:

Policy EMP 7: Alternative Use of Employment Sites

'Outside Policy EMP 1 Employment Sites the development or change of use of land or premises currently or last in employment use will only be permitted if the proposed use meets the requirements of other plan policies and:

1. there is no current or likely future demand for the site or premises; or
2. the site or use gives rise to environmental problems which can be mitigated with an alternative use in accordance with Policy EMP6; or
3. it is the only viable means of retaining a building of architectural or historic interest; or
- 4) it is not part of a wider regeneration proposal or meets need established by the local plan in support of the Community Strategy

And the wider community benefits outweigh the loss of employment land.'

Basically, this permits non employment uses on such sites only if it can be adequately demonstrated that the proposal meets the criteria, that there is no current or likely future demand for the site and the wider community benefits outweigh the loss of employment land.

Whilst the view that the site should be retained as B2 employment land as expressed by the Council's Strategic Planning Manager is noted, this has to be considered against the counter argument that the site has already been vacant since 2005 and the Council's Strategic Regeneration Manager considers that there is little realistic prospect of the site being used for this purpose in the foreseeable future. In the supporting documentation to the application the case is also made that the site was fully marketed twice, in 2005 and then again in 2006 and no offers were received from either commercial or industrial interests. Given the time lapse and the prevailing economic conditions it is reasonable to assume that the situation has in all probability further declined. In view of this it would, in my opinion, be unrealistic to protect the whole of the site for future employment use as this would run the risk of the site being blighted, falling into further decay and becoming a local prominent eyesore. There is also the type of employment use the site would be protected for that needs to be carefully considered. B2 use permits general/ heavy industrial uses on the site which cannot be classified as light industrial or offices. The question arises whether such uses would now be appropriate in this prominent location which is surrounded by a mix of predominantly residential estates with the town's largest school situated opposite.

It is noted that local public opinion borne out via the neighbour responses received and the local media interest is overwhelmingly in support of the proposal.

A 'care home' can be reasonably classed as service industry and such a large 58 bed facility which is being proposed on part of the site will create a range of employment opportunities in the area – it is the intention that a minimum of 60 jobs would be generated for local people. This in job creation terms is significant in the locality.

Taking into account the above, the current economic conditions and the recognised need to stimulate and regenerate the local economy it is on balance considered that the proposal presents an opportunity to secure the future development of this vacant brownfield former employment site, with a part employment / residential use which it

has been demonstrated is viable and sustainable. It is the resultant view that this development would be acceptable in planning terms.

Rec Approve in outline, subject to:

Recommendation:-

Approve in outline

Conditions

- 1) The layout, scale, appearance, means of access hereto 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:-

Planning Design and Access Statement, Dijksman Planning LLP, Vista Architecture & Urban Design, by John Fretwell, June 2010, received 4 August 2010.

Arboricultural Report and Impact Assessment, Scott Fitzgerald Tree Consultants Ltd, by Scott Fitzgerald FDS (Arb) M.Arb.A. 11 March 2010, received 4 August 2010.

Level 3 Risk Assessment, by Armstrong Stokes & Clayton Ltd, April 2010, 4 August 2010.

Outline Travel Plan, by Armstrong Stokes & Clayton Ltd, April 2010, received 4 August 2010.

Transport Assessment,(Revision B November 2010) by Armstrong Stokes & Clayton Ltd, April 2010, received November 2010.

Phase 1 Geo-Environmental Assessment for Birches Building Company Ltd, by Abatech UK Ltd, Project no: N09117, May 2010, received 4 August 2010.

Topographical Survey, drwg no. 14146_OGL, scale 1:500, received 4 August 2010.

Indicative Care Home Proposals, First Floor Plan, SE/SW Elevations, drwg no 09/09/02, scale 1:100, received 4 August 2010.

Indicative Care Home Proposals, Ground Floor Plan, NE/NW Elevations, drwg no 09/09/01, scale 1:100, received 4 August 2010.

Site Location Plan, drwg no 09/09/04, scale 1/1250, received 4 August 2010.

Indicative Site Layout, drwg no 09/09/03 Rev A, scale 1/500, received 4 August 2010.

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) The site shall be drained on a separate system with foul drainage only connected into the foul sewer. 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 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.

5) Before development commences the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the local planning authority:

- 1) Further information to supplement the risk assessment which has identified:
 - A plan of services running through and adjacent to the site including water, drainage, gas, electric.
 - Potential contaminants associated with the two storage tanks identified on the plan and an indication of the capacity, status and material specification of the tanks.
 - Conceptual model of the site indicating sources, pathways and receptors including hydrogeological information regarding the direction, orientation of flow, vulnerability, information on haematite mines in the area.
 - Potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on 1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment 2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in 3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect the quality of water resources.

- 6) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These works shall include hard surfacing, means of enclosure, finished levels or contours etc. Landscaping shall be carried out in accordance with the approved details.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure 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. Development shall be carried out in accordance with the approved schedule.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

- 8) Before development commences adequate protection measures for the retained trees including the erection of fencing, and the installation of weight bearing root barrier membranes and appropriate ventilation / irrigation systems shall be undertaken in accordance with British Standard BS 5837. Details of such protection methods in the form of a method statement shall be submitted to and approved in writing by Local Planning Authority.

Reason

To adequately protect the existing trees on site which are considered worthy of retention 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) 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.

11) 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.

Reason for Decision

The erection of a 58 bed care home and an accompanying housing estate represents an acceptable alternative use of this former brownfield employment site at Hensingham in Whitehaven in accordance with Policy EMP 7, DEV 6, DEV 4 and HSG 4 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 3.

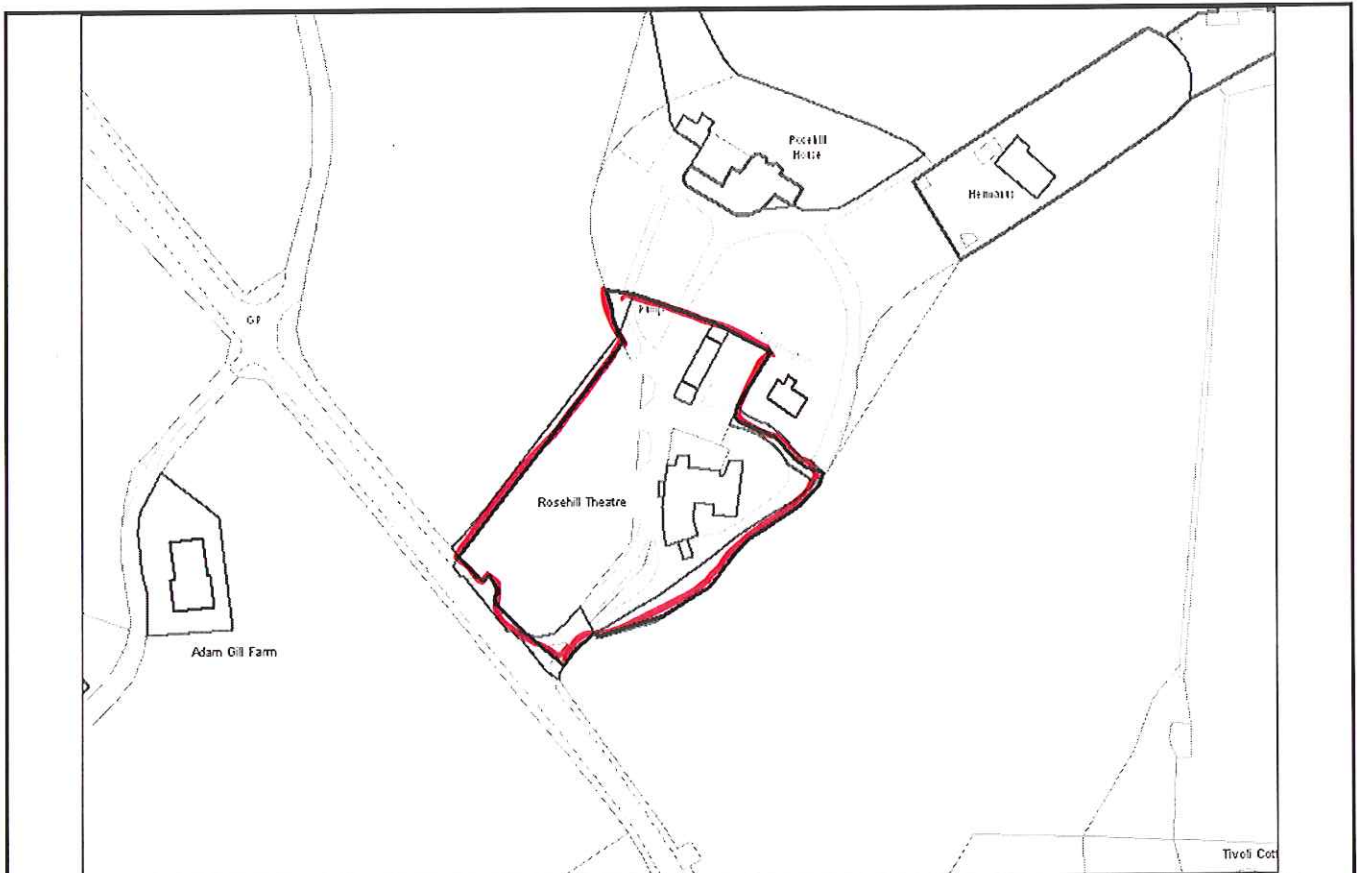


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 08/12/2010

Application Number:	4/10/2429/0F1
Application Type:	Full : CBC
Applicant:	Rosehill Theatre
Application Address:	ROSEHILL THEATRE AND BARN, MORESBY, WHITEHAVEN
Proposal	EXTENSION TO ROSEHILL THEATRE (GRADE II LISTED) AND ROSEHILL BARN (NOT LISTED BUT WITHIN THE CURTILAGE OF THE THEATRE) TOGETHER WITH ASSOCIATED SITE IMPROVEMENTS
Parish:	Moresby
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application relates to the Rosehill Theatre and detached barn which are located off the minor road to Moresby. The buildings were formerly part of the larger complex of agricultural buildings that served Rosehill House to the north.

The larger barn was converted to form a theatre in 1959 and is a Grade 2 listed building. The detached barn which lies within the curtilage of the listed building is currently used as a function room.

The theatre and barn front onto a large car park which occupies the eastern portion of the site. This car park is accessed off the minor road which links the A595 to the north west with Moresby to the south east.

Members carried out a site visit to consider the redevelopment proposals for the site in October.

PROPOSAL

Planning permission is sought for the extension and upgrading of both buildings to provide improved facilities on the site.

The existing annexes on the northern elevation of the theatre which currently house the kitchen, former bistro and lounge are to be demolished to allow the addition of a two and three storey extension. The new extension will allow a new main entrance to the theatre and box office to be created directly off the car park. The upper floors are to be used to create an enlarged lobby, enhanced toilet facilities and a restaurant. The rear portion of the extension will allow the backstage accommodation to be improved

The extension is to be constructed with a combination of reclaimed stone and render and is of a contemporary design which will contrast with the traditional appearance of the existing theatre. The external timber cladding is to be replaced with treated cedar to match the existing.

It is also proposed to demolish two single storey elements within the yard area on the southern elevation of the theatre.

The detached barn is to be extended and modified to improve the entrance, provide a new fire escape and also to create a roof terrace at first floor level on the rear elevation. The roof terrace is to overlook an existing enclosed space which is to be reconfigured to form an outdoor performance area. The theatre and the barn are to be linked by a new terrace which is to be created by demolishing an existing stone wall which forms a barrier between the two buildings.

Significant improvements are also proposed to the existing car park. Individual parking spaces are to be defined and these will be interspersed with new planting. Several existing trees which are to be removed are to be replaced with native planting.

The two existing entrances into the car park are to be upgraded to improve visibility from the public highway. Access into the site from the public highway is also to be enhanced by separating the public access from the coach and service access. The two routes proposed will have explicit traffic movement priorities designed to reduce congestion.

The planning application is accompanied by the following information:-

- Detailed layout and elevation drawings which illustrate the development proposals
- Photo montage visualisations
- Design and access statement
- Tree survey and proposed protection plan

A detailed Listed Building Consent application for the alterations to the theatre building and barn is included on the agenda under reference 4/10/2430/0L1

PLANNING POLICY

Policy DEV 6 requires sustainable forms of design.

Policy SVC 11 permits extensions to existing cultural or entertainment facilities provided that the site is related to the needs of the local community and are, or can be, served by a range of transport modes.

Policy TSM 1 seeks to protect and promote existing visitor attractions and encourages development which contributes to their fuller interpretation, appearance or means of enjoyment provided that it does not conflict with the principles of sustainable development.

Policy ENV 11 encourages the planting of new trees as part of any development. Any trees which are lost through development should be replaced at a ratio of at least 2:1.

CONSULTATION RESPONSES

Highway Control Officer

No objections subject to the imposition of a condition which requires details of any proposed modifications to the accesses over the highway verge to be agreed.

Flood and Coastal Defence Engineer

The application states that surface water runoff is to be disposed of by means of an existing soakaway. Before any new work begins, the developer should be asked to demonstrate that there is sufficient soakaway provision to serve the development as it will involve an increase in floor space.

Theatre Trust

The Theatre Trust is pleased to see and supports the proposals in principle which will enhance the facilities at the Rosehill Theatre. The works proposed will not adversely harm the special architectural significance or historic value of the heritage asset and we urge the Council to grant Planning Permission and Listed Building Consent.

Landscape Officer

A full landscaping scheme will be required to replace the trees which are to be lost. This scheme should take into account the adopted Tree Policy which requires replanting to be on a 2:1 ratio. A Tree Protection Plan and an Arboricultural Method Statement should also be secured by the use of planning conditions.

Copeland Disability Forum

Fully support the proposals and welcome what will be the only accessible performance space for people with disabilities.

Copeland's Conservation/Urban Design Consultants – North of England Civic Trust

Main concern relates to the demolition of part of the historic building which is covered by the Listed Building Consent application. In terms of the detailed design some thought should be given to the provision of the canopy in front of the entrance hall. The proposed design benefits from clean and uncomplicated faces. The canopy will project forward of the building line of the theatre and, because of its height over two floors become a dominant, if not the dominant, feature. The solid expression of the architecture could be diminished by this addition.

English Heritage

In principle, English Heritage welcomes the objective of developing this site to strengthen the viability of the theatre and secure its sustainable future. No objections to the proposed design of the extension and the alterations to the barn. Main concern relates to the demolition of part of the historic building which is covered by the Listed Building Consent application.

ASSESSMENT

The Theatre is a great asset to the community both as a cultural and social venue as well as a heritage asset and the proposed redevelopment represents a significant alteration to the theatre complex.

The extension to the theatre is of a high quality contemporary design which will provide a clear contrast between the old building and the new element. The extension is to be created using some of the existing stone which will result from the demolition of the north wing of the building.

The provision of a new entrance into the theatre will be clearly visible from the main car park and will make the form of the building more legible to visitors. The enhanced internal space will improve the functioning of the building and improve the circulation space.

The alterations to the adjoining barn are focussed on its rear elevation and will provide enhanced facilities to the visitor. These alterations are considered to be of an acceptable design and will allow the creation of an external performance space.

The general layout of the proposed development will provide a more coherent and accessible arrangement of spaces, circulation, and uses and provide the facilities which will help to make the theatre work in a way that protects its future.

The proposed works to the car park will result in the addition of native planting which will improve the appearance and setting of the building. The definition of individual parking spaces and the division of the access routes to separate public traffic from service and staff will provide a more legible layout. This together with the upgrading of the existing entrances onto the public highway is welcome.

Overall this is considered to be an appropriate form of development which will upgrade the existing facilities on the site which will help to strengthen the viability of the theatre and help to secure its future.

Recommendation:-

Approve subject to the following conditions:-

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. 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, scale 1:200, drawing number 11382-15B, received on 08 October 2010
- Amended theatre elevations as proposed, scale 1:100, drawing number 11382-17A, received on 23 September 2010
- Amended Theatre Plans as Proposed, scale 1:200, drawing number 11382-18A, received on 23 September 2010
- Amended barn plans section and elevations as proposed, scale 1:200, drawing number 11382-19A, received on 23 September 2010
- Location Plan, scale 1:2500, drawing number 11382-10, received on 08

September 2010

- Site sections as proposed, scale 1:200, drawing number 11382-16, received on 08 September 2010
- Site view of west elevation (visualisation), drawing number 11382-20, received on 08 September 2010
- View from Ante Room to barn across terrace (visualisation), drawing number 11382-21, received on 08 September 2010
- Design and Access statement prepared by Johnston and Wright Architects, dated July 2010
- Tree survey and proposed protection plan prepared by Johnston and Wright Architects dated October 2010

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. 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.

4. Prior to the development commencing a sample panel of all the proposed external materials shall be constructed on the site for the written approval of the Local Planning Authority. This panel shall be of sufficient size to indicate the method of jointing and coursing to be used.

Reason

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

5. No development shall be carried out on the site which is the subject of this permission until full details of the design, extent and content of the proposed surfacing materials around the theatre, barn, the space between the two buildings and the car park have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

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

6. No development shall commence on the refurbishment of the main car park which is the subject of this permission until full details of the design and specification of any external lighting for the car park have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

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

7. No development shall be carried out on the site which is the subject of this permission until full details of a specification/schedule for the design and insertion of the new clerestory window in the south west elevation of the barn have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

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

8. No development shall be carried out on the site which is the subject of this permission until full details of the external access stairs that are to be added to the south east elevation of the barn have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

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

9. No development shall be carried out on the site which is the subject of this permission until full details of the removable canopy that is to be added to the barn, its method of support and also the provisions for the storage of the canopy and support have been submitted to and approved in writing by the

Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

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

10. Full details of the soft landscaping works including planting plans and written specifications of plants, species, sizes and densities, shall be submitted to and approved in writing by the Local Planning Authority. Landscaping shall be carried out in accordance with the approved details.

Reason

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

11. 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. Development shall be carried out in accordance with the approved schedule.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

12. A landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

Reason

To ensure a satisfactory landscaping scheme.

13. Before development commences adequate protection measures for the retained trees including the erection of fencing, and the installation of weight bearing root barrier membranes and appropriate ventilation / irrigation systems shall be undertaken in accordance with British Standard BS 5837. Details of such protection methods in the form of a method statement shall be submitted to and approved in writing by Local Planning Authority.

Reason

To adequately protect the existing trees on site which are considered worthy of retention in the interests of visual amenity.

14. Details of any proposed modifications to the accesses over the highway verge shall be submitted to the Local Planning Authority for written approval. The site improvement works shall not be completed until the details have been approved and the modifications have been constructed.

Reason

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

15. 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. 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.

Reason for Decision

The proposed redevelopment will upgrade the existing facilities on the site which would strengthen the viability of the theatre and secure its sustainable future in accordance with Policies DEV 6, SVC 11, TSM 1 and ENV 11 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 4.



To: PLANNING PANEL

Development Control Manager

Date of Meeting: 08/12/2010

Application Number:	4/10/2430/0L1
Application Type:	Listed Building Consent : CBC
Applicant:	Rosehill Theatre
Application Address:	ROSEHILL THEATRE AND BARN, MORESBY, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR EXTENSION TO ROSEHILL THEATRE (GRADE II LISTED) AND ROSEHILL BARN (NOT LISTED BUT WITHIN THE CURTILAGE OF THE THEATRE) TOGETHER WITH ASSOCIATED SITE IMPROVEMENTS
Parish:	Moresby
Recommendation Summary:	Approve Listed Building Consent (start within 3yr)



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INTRODUCTION

This application relates to the Rosehill Theatre a detached barn.

The Theatre was created from a converted barn in 1959 and is a Grade 2 listed building. It is noted, in particular, for its interior decor which was designed by Oliver Messel and represents his only permanent theatre work. The detached barn which lies within the curtilage of the listed building is currently used as a function room.

Members carried out a site visit to consider the redevelopment proposals and their impact on the listed building in October.

PROPOSAL

Listed building consent is sought for the extension and upgrading of both the theatre building and detached barn to provide improved facilities on the site.

The existing annexes on the northern elevation of the theatre which currently house the kitchen former bistro and lounge are to be demolished to allow the addition of a two and three storey extension. The new extension will allow a new main entrance to the theatre and box office to be created directly off the car park. The upper floors are to be used to create an enlarged lobby, enhanced toilet facilities and a restaurant. The rear portion of the extension will allow the backstage accommodation to be improved

The extension is to be constructed of reclaimed stone and also render and is of a contemporary design which will contrast with the traditional appearance of the existing theatre. The external timber cladding is to be replaced with treated cedar to match the existing.

It is also proposed to demolish two single storey elements within the yard area on the southern elevation of the theatre.

The detached barn is to be extended and modified to improve the entrance, provide a new fire escape and also to create a roof terrace at first floor level on the rear elevation. The roof terrace is to over look an existing enclosed space which is to be reconfigured to form an outdoor performance area. The theatre and the barn are to be linked by a new terrace which is to be created by demolishing an existing stone wall which currently forms a barrier between the two buildings.

A detailed planning application for the redevelopment of the site is included on the agenda under reference 4/10/2429/0F1.

The Listed Building Consent application is accompanied by the following information:-

- Detailed description of listed building alterations
- Site appraisal and conservation statement
- Design and access statement

- Detailed layout and elevation drawings which illustrate the development proposals
- Photo montage visualisations

CONSULTATION RESPONSES

English Heritage

In principle, English Heritage welcomes the objective of developing this site to strengthen the viability of the theatre and secure its sustainable future. However we are unable to support the development in the current form. We are of the opinion that the development proposal has failed to fully consider the value of the existing heritage assets, and the importance of their agricultural origins. As a result the proposed development is considered to rather overwhelm and dominate the core of the site, diminishing a fundamental part of its historic interest.

While we recognise the merit in developing the site to sustain the current use, we are of the opinion that this can be achieved without fundamentally compromising its historic character. We must therefore object to the development in the form currently presented as we consider that the proposal conflicts with the requirements of PPS 5, policies HE6.2; HE7.2; HE9.1; and HE 10.

The applicants are advised to reconsider their design options, to focus on accommodating the required facilities while strengthening and better revealing the significant characteristics of the site. We are of the opinion that the theatre development should not be approved in the form currently proposed.

Copeland's Conservation/Urban Design Consultants – North of England Civic Trust

The loss of the surviving north wing (residential accommodation) of the barn is significant and will have to be fully justified in the Listed Building Consent application in accordance with the guidelines set out in PPS 5 together with evidence of the options that were investigated to see if all or part of the structure could be retained. PPS 5 also requires descriptions the impact of the new development upon the Listed Building and how the design/character of the Listed Building has informed the design of the proposals.

The surviving elements of the residential accommodation attached to the north of the original extension help to tell the story of the history of the complex and how the theatre grew out of the old farm building. Recognition of this history could be articulated through the incorporation of the surviving length of the west elevation of the residential accommodation into the design of new south elevation where it is proposed that the stone wall between the theatre and the circulation tower is clad in salvaged stone. The consequent loss of the proposed large window on the west elevation could be compensated by taking the glazing of the access entrance hall to the parapet of the terrace where the glazing could be adapted to form part of the parapet as shown along the north elevation. The full height glazing would provide light, views and a break where the old elevational mass of the theatre/barn stops to provide a clear spring point for the new and contemporary styled extension which

returns around to the north elevation. This would help to retain a good balance between the listed complex and the proposed extension.

The incorporation of the historic elevation would help to retain the 1958 visual relationship between the barn and its residential accommodation, the adapted barn and the original extension. Reasons why the historic elevation cannot be retained needs to be fully explained and justified in the application if this option is not possible.

Some thought should be given to the provision of the canopy in front of the entrance hall. The proposed design benefits from clean and uncomplicated faces. The canopy will project forward of the building line of the theatre and, because of its height over two floors become a dominant, if not the dominant, feature. The solid expression of the architecture could be diminished by this addition.

PLANNING POLICY

Government guidance on the historic environment is outlined in Planning Policy Statement 5: Planning for the Historic Environment (PPS 5). This sets out a number of policies which are relevant to this proposal.

Policy HE6 requires applicants to identify the significance of the heritage asset and the potential impact of the proposal upon it. This assessment should be part of the explanation of the design concept.

Policy HE9 considers proposals which will lead to substantial harm of the heritage asset. Local Planning Authorities are advised to only grant consent on the basis that the harm to or loss of significance is necessary in order to deliver substantial benefits that outweigh the harm or loss. Public benefit includes help to secure the optimum viable use of the heritage asset in the interests of its long term conservation.

Policy HE10 requires the impact of any proposal on the setting of a listed building to be fully considered.

Relevant Copeland Local Plan Policies are:

Policy ENV 30 only permits alterations and extensions to Listed Buildings which respect its architectural or historic character.

Policy ENV 31 prohibits the total or substantial demolition of a Listed Building unless there are exceptional circumstances which warrant it.

Policy ENV 33 only permits applications for development affecting the setting or important views of a Listed Building where there is no significant adverse impact on the Listed Building.

ASSESSMENT

The Theatre is a great asset to the community both as a cultural and social venue as well as a heritage asset.

The proposed redevelopment scheme involves the demolition of the existing annexes on the northern elevation of the Theatre building. Government guidance outlined in PPS 5 outlines that any harm to or loss of a heritage asset should only be approved in order to deliver substantial benefits that outweigh this harm or loss. Both English Heritage and the Councils Conservation consultant initially raised concerns with regards to the demolition of this section of the listed building as it is part of the original building and it helps to tell the story of the history of the complex and how it grew out of the old farm buildings. In response to these concerns the applicants agent has provided a detailed justification for the loss of the surviving north wing including the other options that were investigated to see if all or part of the structure could be retained. This information confirms that the design and character of the existing building has informed the designs of the proposals.

The general layout of the proposed development will provide a more coherent and accessible arrangement of spaces, circulation, and uses and provide the facilities which will help to make the theatre work in a way that protects its future. The retention and repair of the larch clad exterior of the original theatre is welcome.

The proposed redevelopment has been designed to exclude the interior of the theatre. It is acknowledged that the redevelopment will result in the loss of the former dwelling. However this heritage loss needs to be considered against the benefits of the proposal.

The applicant's agent has confirmed that the redevelopment of Rosehill is essential for its future well being, not only to improve and upgrade the condition, services and facilities of its present buildings but also to provide the wherewithal to engage much more substantively and in greater numbers with young people and in its many surrounding communities. This role can only be achieved through the generation of additional income, complementing the Theatres core public funding.

On balance the proposed redevelopment is considered to be of a high quality of design and the benefits that would result from the redevelopment are considered to outweigh the loss of the northern section of the building. The Councils Conservation consultant has confirmed that he is now satisfied with the proposals following the justification provided by the applicant's agent. Further detailed comments from English Heritage are awaited. Subject to the agreement of English Heritage this proposal should be supported.

Recommendation:-

Approve Listed Building Consent subject to the following conditions:-

Conditions

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

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) 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:-
 - Amended site plan, scale 1:200, drawing number 11382-15B, received on 08 October 2010
 - Amended theatre elevations as proposed, scale 1:100, drawing number 11382-17A, received on 23 September 2010
 - Amended Theatre Plans as Proposed, scale 1:200, drawing number 11382-18A, received on 23 September 2010
 - Amended barn plans section and elevations as proposed, scale 1:200, drawing number 11382-19A, received on 23 September 2010
 - Location Plan, scale 1:2500, drawing number 11382-10, received on 08 September 2010
 - Site sections as proposed, scale 1:200, drawing number 11382-16, received on 08 September 2010
 - Site view of west elevation (visualisation), drawing number 11382-20, received on 08 September 2010
 - View from Ante Room to barn across terrace (visualisation), drawing number 11382-21, received on 08 September 2010
 - Design and Access statement prepared by Johnston and Wright Architects, dated July 2010
 - Detailed description of listed building alterations prepared by Johnston and Wright dated July 2010
 - Site appraisal and conservation statement prepared by Johnston Wright Architects dated November 2010.

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. Prior to the carrying out of any demolition on the site a full schedule of recording shall be carried out in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The appropriate level of building recording should be determined in consultation with Cumbria County Councils Historic Environmental Service and should include:-

- A full record of the existing annexes on the northern elevation of the theatre building that are to be demolished
- A full record of the sections of the barn that are to be removed or demolished
- A record of any historic fabric that is exposed following demolition that is to be incorporated into the new build
- A record of the layout form and appearance of all internal fixtures, fittings or layout that are to be lost or altered in the listed building
- A full record of the external stone garden wall that is to be demolished

Reason

To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration / demolition.

4. 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.

5. No development shall be carried out on the site which is the subject of this permission until full details of all the new materials to be used in the replacement/repair works have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the character and appearance of this Listed Building is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the development.

6. No development shall be carried out on the site which is the subject of this permission until full details of the construction and schedule of materials to be used in the extension to the theatre, including full details which show the reuse of the historic fabric of the existing building (stone and stone features) have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the character and appearance of the Grade II Listed Building is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the proposed development.

7. Prior to the development commencing a sample panel of all new external materials shall be constructed for the written approval of the Local Planning Authority to demonstrate the use of walling and pointing techniques for all areas of the building fabric liable to be disturbed.

Reason

To ensure that the character and appearance of the Grade II Listed Building is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the proposed development.

8. No development shall be carried out on the site which is the subject of this permission until full details of the construction and methods of tying the new extension into the listed theatre building have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the character and appearance of the Grade II Listed Building is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the proposed development.

9. No development shall be carried out on the site which is the subject of this permission until full details of the extent of the roof repairs and a specification for any repairs to the theatre or barn have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the character and appearance of the Grade II Listed Building is not adversely affected by reason of the appearance of the type and colour of materials to be used in the proposed development.

10. No development shall be carried out on the site which is the subject of this permission until full details of a specification of the internal decorative finishes including flooring has been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the character and appearance of the Grade II Listed Building is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the proposed development.

11. No development shall be carried out on the site which is the subject of this permission until full details of a specification for the repair/replacement for the following items have been submitted to and approved in writing by the Local Planning Authority.

- the external timber cladding of the building and its fixings
- windows
- doors (external and internal)
- rainwater goods.

Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the character and appearance of the Grade II Listed Building is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the proposed development.

12. No development shall be carried out on the site which is the subject of this permission until a specification and full details of the upgrades to ventilation, fire/smoke and security alarms, soil and waste disposal where they affect the appearance of the interior and exterior of the building have been submitted to and approved in writing by the Local Planning Authority.

Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the character and appearance of the Grade II Listed Building is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the proposed development.

13. No development shall be carried out on the site which is the subject of this permission until full details of a specification/schedule for the design and insertion of the new clerestory window in the south west elevation of the barn have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the character and appearance of the barn is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the proposed development.

14. No development shall be carried out on the site which is the subject of this permission until full details of the external access stairs that are to be added to the south east elevation of the barn have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the character and appearance of the barn is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the proposed development.

15. No development shall be carried out on the site which is the subject of this permission until full details of the removable canopy that is to be added to the barn, its method of support and also the provisions for the storage of the canopy and support have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the canopy is of an appropriate design and does not adversely affect the character and appearance of the barn.

16. No development shall be carried out on the site which is the subject of this permission until full details of the alterations to and any repair to the external stone garden wall have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the character and appearance of the wall which lies within the curtilage of the Grade II Listed Building is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the proposed development.

17. No development shall be carried out on the site which is the subject of this permission until full details of the design, extent and content of the proposed surfacing materials around the theatre, barn and the space between the two buildings have been submitted to and approved in writing by the Local

Planning Authority. Development shall not be carried out otherwise than in full accordance with such approved details.

Reason

To ensure that the character and appearance of the Grade II Listed Building is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the proposed development.

18. A sample of all the proposed external surfacing materials to be used in the development shall be constructed on the site for the further written approval of the Local Planning Authority and this approval shall be obtained before any constructional works are commenced. The sample shall be of sufficient size to indicate the method of jointing and coursing to be used.

Reason

To ensure that the character and appearance of the Grade II Listed Building is not adversely affected by reason of the appearance of the type and colour of the materials to be used in the proposed development.

Reason for Decision

The proposed redevelopment will upgrade the existing facilities on the site which would strengthen the viability of the theatre and secure its sustainable future. These benefits are considered to outweigh the loss of the existing annexes on the northern section of the building in accordance with the guidance set out in Planning Policy Statement 5: Planning for the Historic Environment and also policies ENV 30, ENV 31 and ENV 33 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 5.

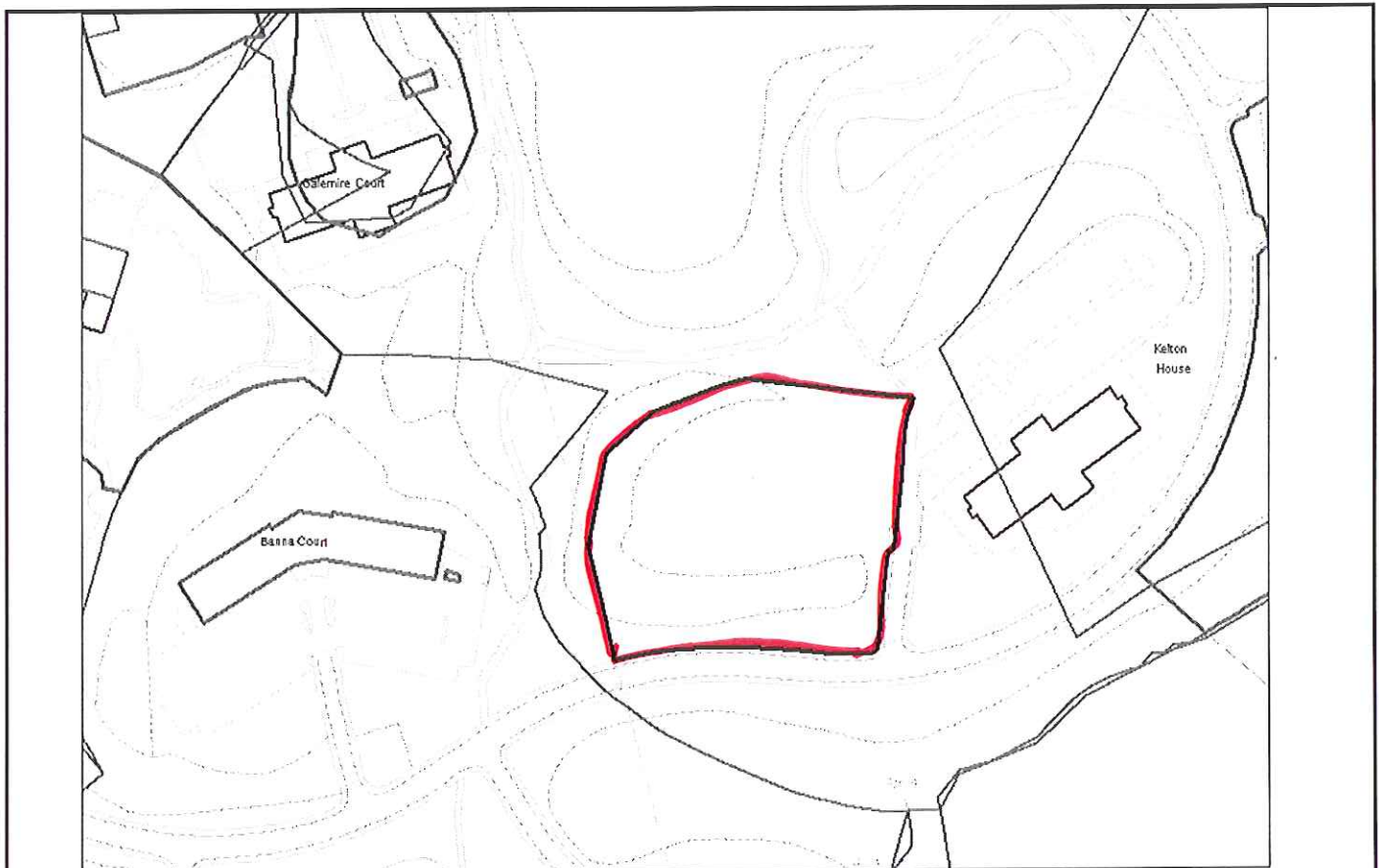


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 08/12/2010

Application Number:	4/10/2452/0F1
Application Type:	Full : CBC
Applicant:	Westlakes Properties Limited
Application Address:	PLATEAU 6A, INGWELL DRIVE, WESTLAKES SCIENCE AND TECHNOLOGY PARK, MOOR ROW
Proposal	PROPOSED NEW OFFICE ACCOMMODATION AND ASSOCIATED EXTERNAL WORKS
Parish:	Egremont
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This proposal relates to the Pillar House project, which is a project to create additional lettable office space for compatible organisations to those already within the Westlakes Science and Technology Park.

Westlakes Properties Limited operates five buildings within the Park which have been virtually fully occupied for the past three years. In the same period there have been ongoing enquiries for office space. In the absence of any other speculative development, Westlakes Properties Limited, with the financial support of its parent company, the West Cumbria Development Fund is championing this project.

THE SITE

The development is proposed on Plateau 6a which sits at the south west corner of the core of Westlakes and is a prepared and serviced development site with vehicular access from the circular estate road which is also shared with the existing Kelton House development which provides office accommodation to the east side of the plateau.

To the west and northwest are the existing office developments, Banna Court and Galemire Court, which sits at a higher level. To the immediate north are undeveloped plots 7a and 7b and to the south is undeveloped plot 5 and beyond that open farmland. The existing footpath and cycle route runs along the northern and western sides of the site.

The site is generally flat, rising up to the north and is set a slightly higher level than the main estate road. It has a generally open character with views of the Lake District fells to the east.

PROPOSAL

Planning permission is sought to construct a two storey office building on the eastern side of Plateau 6 as part of the approved phased development of the Park. Associated parking for 99 cars, including 4 dedicated accessible bays as well as a 6 bay cycle stand, air conditioning unit store and recycling and bin storage shelter are also proposed. A total of 2120 sq m of floorspace will be created.

In terms of design the building will have an elongated form with pointed ends and a central core access to the north, facing into the car park. Internally, the building will provide four open plan office units, two at ground floor level and two at first floor level. All four units will benefit from views to the south. The large overhangs and flying roof peaks will provide shading for the first floor level.

External finishes comprise buff facing brickwork and green clad walls, a grey profile sheeted roof covering and black powder coated aluminium windows and doors. In terms of the car park, this will be surfaced with tarmac. Paths will be surfaced with a mixture of block paviers and stone/gravel, with areas of feature rocks.

Within the Design and Access Statement it is recognised that one major site constraint is the 132Kv overhead line which crosses close to the western edge of the

plateau and lies at the midpoint between pylons. The presence of the overhead line limits development and the power line will limit the nature of the construction process.

In terms of sustainability two rows of photovoltaic panels are to be ground mounted on the embankment to the north of the car park, utilising the natural slope of the land to provide power.

Taking into account 'Secure by Design' principles, large glazing panel within the building will provide natural surveillance over the car park and along the pedestrian access routes and cycle track which adjoins the site.

External lighting will also be provided in the form of 5m high columns with down-light fittings finished externally in graphite grey will be located throughout the site. Matching bollards will be sited around the paved areas.

In terms of foul drainage it is proposed to connect to the existing drain and share it with Kelton House. Surface water will be disposed of via a pond.

PLANNING POLICY

The following policies within the adopted Copeland Local Plan 2001-2016 are relevant:-

- DEV 1 Sustainable development and regeneration
- DEV 6 Sustainability in design
- EMP 1 Employment land allocation
- EMP 2 Westlakes Science and Technology Park
- ENV 12 Landscaping
- ENV 16 Flooding
- TSP 6 General development requirements
- TSP 8 Parking requirements

In particular Local Plan Policy EMP 2 refers to land with planning permission and land allocated for employment use at Westlakes Science and Technology Park. The policy states that development must be designed to a high standard and make a positive contribution towards the high quality appearance of the Park.

CONSULTATIONS

In response to statutory consultation procedures the following responses have been received:-

Egremont Town Council - no representations received to date.

The Environment Agency - confirm that the development is classed as operational development less than 1 hectare within Flood Zone 1 and therefore no Environment

Agency consultation is required. They refer the Local Planning Authority to the standard comments of surface water management good practice which is found on their website.

In summary, this states that the main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SUDS) approach to achieve these objectives. SUDS effectively seek to mimic natural drainage systems and retain water on or near to the site. In this particular case the use of a pond is proposed.

United Utilities – comment that the wastewater treatment works serving the site is nearing the flow consent, therefore the site should be drained on a separate system, with foul only connected to the sewage network. Surface water should be discharged to soakaway/watercourse/surface water sewer and United Utilities object pending submission of a drainage strategy highlighting proposals for surface water drainage.

Flood & Coastal Defence Engineer - notes that the site is quite boggy, so holds water. The developer therefore needs to demonstrate that the surface water discharge from the site will be adequately catered for within the pond storage.

The Highways Authority - note that the car park entry/exit kerb lines should be checked to secure suitable radii, removing any sharp points that could damage tyres. They also advise the Local Planning Authority to consider suitably conditioning the construction and drainage arrangements for the car park and associated footways, signing and lining works as well as checking to see if this further extension to the site will trigger the requirement to carry out further highway works to the A595 Trunk Road.

The Highways Agency – raise no objections. The transport review undertaken for the Westlakes site has identified already a 'quantum' of development which would be acceptable overall in terms of effects on the strategic road network nearby. They are satisfied that the addition of this office space would be within this total.

Northwest Regional Development Agency - in view of the impending abolition of RDAs, they have recently written to Copeland's Chief Executive to ensure that strategic regional sites, such as Westlakes, are clearly defined in terms of their boundaries and purposes. In terms of Westlakes they state that it is intended to build on and strengthen a nationally important concentration of energy related research and development and manufacturing. The strategic regional site will:

- Act as a flagship for University research and inward investment;
- Attract knowledge-based industry, with a special emphasis on technology;
- Assist in the creation of a centre of excellence for the energy industry.

Whilst they note that this is a speculative development, they would anticipate that the scheme's end users will be in sectors that are broadly consistent with the purposes identified above (which are in line with the emerging LDF Core Strategy &

Development Management Policies for Westlakes). The proposed development would thus offer the potential to develop Copeland's knowledge-based economy by providing accommodation for inward investors and growing businesses in the science and nuclear energy sectors.

Landscape Officer – request additional information in relation to site ecology and landscaping.

DISCUSSION

In response to the issues raised regarding site drainage a letter and preliminary drainage scheme has been submitted from the applicants agents confirming that surface water and foul water are to be drained separately into existing drainage systems which were designed by Atkins Consulting Engineers and constructed in 2003 as part of an earlier planning approval. The systems were designed to accept foul and surface water from the whole of plateau 6 and will therefore be capable of taking the anticipated flows. To date no further comments have been received following re-consultation with United Utilities

In terms of landscaping, the applicants agent comments that the landscaping for the 130 acres of Westlakes formed part of the two earlier planning permissions granted in 1999 (4/98/0271/0 and 4/99/0136/0 refer). The landscaping on the Park is now well established. The plateau itself has been left as rough grass awaiting development and a number of subsequent planning permissions throughout the Park have been granted on this basis. It therefore seems unnecessary to prepare additional ecological and landscaping assessments.

As the existing structure planting is well established around the site, it is considered that the proposal to modify existing planting and grassed areas to suit the new layout is acceptable and the requirement for addition ecological and landscaping assessments deemed unnecessary.

The contemporary design, in terms of height, massing and external materials, together with associated car parking, are to a high standard compatible with the existing high quality appearance at Westlakes.

CONCLUSION

On the basis of the above it is considered that the development meets the requirements of Policy EMP 2 and other relevant Local Plan and national policies generally and will create additional high quality office space, which is much welcomed.

Notwithstanding this, given the absence of confirmation that the proposed drainage arrangements are acceptable, it is recommended that delegated authority be given to the Development Control Manager to grant planning permission subject to no adverse comments being received from United Utilities.

Recommendation:-

Approve Subject to:

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. 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:-

- OS Block Plan (drawing no. 10038-07) received on 29 September 2010.
- Block Plan (drawing no. 10038-08) received on 29 September 2010.
- Site Layout Plan (drawing no. 10038-09/P2) received on 29 September 2010.
- Ground Floor Plan (drawing no. 10038-10/P3) received on 29 September 2010.
- First Floor Plan (drawing no. 10038-11/P3) received on 29 September 2010.
- South & East Elevations (drawing no. 10038-12/P2) received on 29 September 2010.
- North & West Elevations (drawing no. 10038-13/P2) received on 29 September 2010.
- Section AA (drawing no. 10038-19/P0) received on 29 September 2010.
- Foul sewer eastern leg plan and longitudinal section sheet 1 (drawing no. 5010696/D0053 Rev B) received on 29 September 2010.
- Thorlux Lighting details 'Juno' received on 29 September 2010
- Thorlux Lighting details 'Probe' received on 29 September 2010
- Design & Access Statement prepared by Architects Plus (UK) Limited, dated September 2010, received on 29 September 2010.
- Drainage layout (drawing no. 4293/04 Rev P) received on 29 October 2010.

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. 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.

4. No development approved by this permission shall be brought into use until the access and parking requirements have been constructed, drained and lit in accordance with the approved details. Any such access and parking provision shall be retained and capable of use when the development is completed and shall not be removed or altered without the prior written consent of the Local Planning Authority.

Reason

To meet the car parking requirements set out in the Local Plan

5. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.

Reason

To ensure a satisfactory drainage scheme.

Reason for Decision

This is considered to be an acceptable form of development to provide high quality office accommodation within the established Westlakes Science and Technology Park compliant with relevant local and national policies, particularly Policies DEV 6 and EMP 2 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 6.

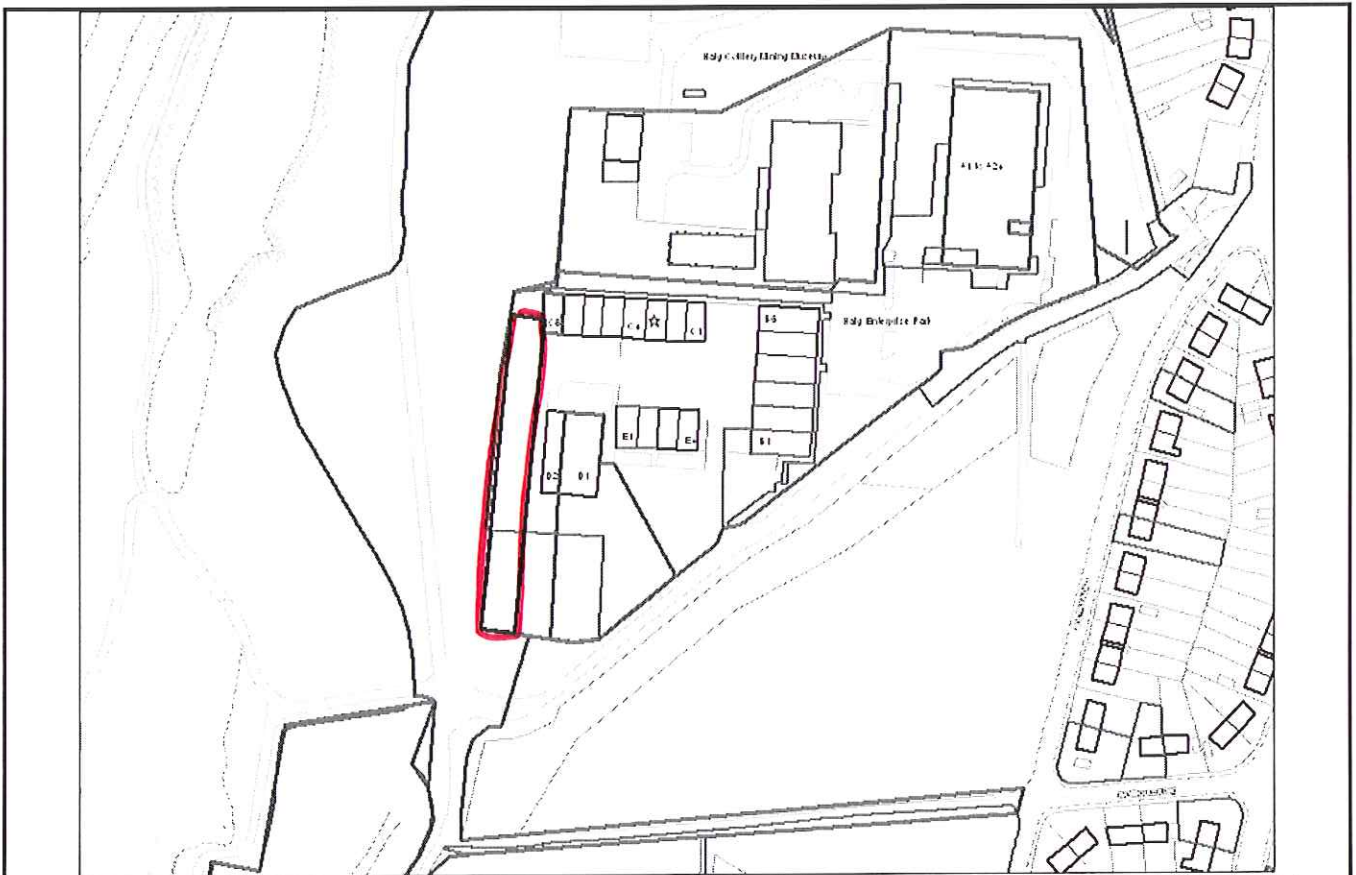


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 08/12/2010

Application Number:	4/10/2466/0F1
Application Type:	Full : CBC
Applicant:	Waterside Investments Limited
Application Address:	HAIG ENTERPRISE PARK, KELLS, WHITEHAVEN
Proposal	ERECTION OF THREE 15M WIND TURBINES
Parish:	Whitehaven
Recommendation Summary:	Refuse



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INTRODUCTION

This application relates to Haig Enterprise Park, a small industrial estate which was granted planning permission on part of the former Haig Colliery site in 1988. The site houses a number of industrial units, the majority of which are occupied by small businesses.

Members recently visited the site to look at the current planning proposal.

PROPOSAL

Planning permission is sought for the erection of three wind turbines which are to be sited on the western coastal side of the industrial units. They will be arranged in a line parallel to the end walls of the industrial buildings and will be spaced at approximately 40 metre intervals. The turbines are to be mounted on 15 metre high towers which are to be matt grey in colour. The blades will have a diameter of 9.8 metres and are to be white.

The original intention was to use the turbines to generate electricity to power the industrial units on the site. The applicant's agent has now indicated that this is difficult to achieve due to technical reasons. It is now proposed that any electricity generated by the turbines will be sold off to the National Grid.

Access to the wind turbines is to be achieved using the main entrance into the existing industrial estate.

PLANNING POLICY

National Policy

Planning Policy Statement 22 (PPS 22) sets out the Government's 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. It outlines that small scale projects can provide a limited but valuable contribution to the overall outputs of renewable energy and to meeting the energy needs both locally and nationally. Local Planning Authorities should not reject planning applications simply because the level of the output is small.

A technical guide accompanies PPS 22. This identifies that small and medium scale wind projects can be included within industrial developments and on some urban sites, particularly in cases where the power can be dedicated to on site use.

Government guidance on the historic environment is outlined in Planning Policy Statement 5: Planning for the Historic Environment (PPS 5). This requires the impact of any proposal on the setting of a listed building or Scheduled Ancient Monument to be fully considered.

Planning Policy Guidance 20 (PPS 20) sets out the Government's guidance on coastal planning. It clarifies that there is a need to conserve the natural environment

of the coast by resisting development that does not require a coastal location. It also acknowledges that wind energy proposals can have a significant impact on the coastal environment.

Local Plan Policy

Policy DEV 2 of the adopted Copeland Local Plan 2001-2016 designates Whitehaven as a key service centre. The site falls within the designated development boundary for Whitehaven as defined by Policy DEV 4.

Policy DEV 6 refers to sustainability in design. Criterion 4 requires development to avoid the loss of or damage to important natural or built conservation interests, landscapes or architectural character, archaeological and historic sites and important open spaces.

Policy TSM 2 designates the land between Whitehaven Harbour and Haig Pit as a Tourism Opportunity Site. Proposals for tourism development are encouraged in this area providing that they do not compromise the qualities and character of the undeveloped coast or public access.

St Bees Head is designated as Heritage Coast. Policy ENV 8 of the adopted Local Plan requires careful regard to be had for views from and to the Heritage Coast.

Policy ENV 14 states that development within the coastal zone will not be permitted if it is likely to have an adverse effect on natural landscape character or be prejudicial to people's enjoyment and understanding of the area, or have an adverse effect on areas of historic, conservation or wildlife importance.

Policy ENV 15 states that development within the undeveloped coast will only be permitted where the development requires a coastal location and there is no suitable site available within the developed coast and the development conserves or enhances the quality and character of the coastal zone.

The engine house, power station and pit head gear are listed for their historic or architectural interest. Policy ENV 33 of the adopted Local Plan establishes that development affecting the setting or important views of a Listed Building will only be permitted when there is no significant adverse impact on the listed building.

Haig Colliery is also listed as a Scheduled Ancient Monument. Policy ENV 35 of the adopted Copeland Local Plan 2001-2016 sets out that development which would adversely affect a Scheduled Ancient Monument or its site or setting will not be granted.

Policy EGY1 of the adopted Copeland Local Plan 2001- 2016 lists 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 impact
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 EGY2 refers specifically to wind energy. In addition to the criteria set out in Policy EGY1 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.

A Cumbria wide Wind Energy Supplementary Planning Document (SPD) was adopted by the Council in 2008. This is supplementary guidance and advocates a consistent approach to dealing with such proposals. The SPD classifies the site as having a landscape character type of urban areas and fringes and is identified as having a modest landscape capacity for turbine development. The SPD suggests that in such areas a small group (up to 3-5 turbines) might be acceptable although it does acknowledge that the proximity to the coast and residential development does affect the acceptability of a site to accommodate turbine development. The SPD also specifically acknowledges the sensitivity of the open prospects between Whitehaven and the St Bees Heritage Coast and the integrity of the dramatic sandstone cliff scenery that extends beyond the boundary of this designation as viewed from northern approaches via the Cumbria Coastal Way.

CONSULTATION RESPONSES

Highways Control Officer

The Highway Authority has no objection to the proposed development as it is considered that the proposal does not affect the highway.

Environmental Health Officer

The turbines will be positioned some 200 metres away from residential properties. An assessment of predicted turbine noise is necessary to ensure that the noise produced does not exceed 5 dBA above the measured background noise at relevant properties. To carry out this assessment data on the operational noise from the turbine model must be provided. Without this assessment the impact of noise from the proposed development cannot be gauged.

English Heritage

On the basis of the visualisations provided by the applicant it does not appear that the proposed turbines will have a significant adverse impact on the setting of Haig Pit which is both a Scheduled Ancient Monument and a Listed Building. The turbines are relatively small, and the visualisations confirm that there will be a degree of physical and visual separation from the headgear and engine house. English Heritage does not consider that the limited impact on the setting of the Scheduled Ancient monument is sufficient to justify the refusal of planning permission.

Haig Colliery Mining Museum

The Board of Trustees are concerned that the turbines, by reason of visual impact, flicker and noise, will detract from the unique and iconic views of the Haig Colliery Mining Museum building and headgear which are listed and also designated as a Scheduled Ancient Monument. They are also concerned about the precedent that would be set for the remainder of the cliff top coastal path, particularly the former Marchon site.

The proposals are not consistent with the vision for the Colourful Coast project which has achieved significant and successful environmental improvement on the coastal landscape over the last few years.

The Board of Trustees are concerned that the proposals will affect the value and image of the Haig site and the coast as a leisure area, walking route and added tourist attraction to the wider regeneration effort in Whitehaven.

Ward County Councillor

Has expressed concerns about the visual impact on this coastal area which has recently undergone a significant enhancement under the Colourful Coast initiative. Also has a concern about the potential noise and shadow flicker and adverse impacts on the adjoining listed building. It would also set a precedent for other wind farm development on the coastal area, especially the former Marchon site.

Neighbours

5 letters of objection have been received in opposition to this proposal. The main issues raised are as follows:-

- Impact on the appearance of the locality
- Impact on views within the locality particular views out towards the Irish Sea
- Devaluation of property
- Noise will affect the amenities of the surrounding residential properties
- Proximity to edge of cliff and likelihood of the cliff crumbling
- The turbines are to be sited near the mining museum which has mine shafts around it which could cause the ground to sink
- There are two owls within the walls of the mining museum which may be affected by the turbines
- The amount of energy that will result from the turbines is limited

ASSESSMENT

Whilst the turbines are to be located within the confines of an industrial estate they will occupy an exposed coastal location which is sensitive due to the character of the undeveloped coast and the proximity of the site to the adjoining residential properties and also Haig Colliery, which is designated as both a Scheduled Ancient Monument and a Listed Building. These factors reduce the acceptability of the site to accommodate wind turbines.

Although the turbines will be located adjacent to existing industrial buildings they are modest in height and the turbines will be clearly visible above roofs of the buildings. In particular the siting of the turbines on the western side of the site will make these structures highly visible from the coastal zone, especially from the popular footpath which forms part of the Cumbria Coastal Way. The turbines will also be visible from the nearby residential properties on Solway Road which have extensive views across the site towards the coast from their habitable rooms.

This visual impact is considered to be detrimental to the amenity of the area and will exert an adverse impact on the character of the coastal zone which will be prejudicial to people's enjoyment of the area.

The turbines will be viewed against the backdrop of Haig colliery when viewed from the coastal footpath they will be spaced at 40 metre intervals and this will enable some physical and visual separation from Haig Colliery. English Heritage has indicated that the proposed turbines are unlikely to have a significant adverse impact on the setting of this Ancient Scheduled Monument and Listed Building.

The other main issue raised by this application relates to potential noise nuisance. Although the turbines would be sited approximately 200 metres from the nearest dwellings the Environmental Health Officer has requested data on the noise generated by the turbine model proposed before a full assessment can be carried out. The applicant's agent has now provided some relevant technical information which is currently being considered by the Environmental Health Officer. Members will be updated on the outcome of this assessment at the meeting.

Both national and local policies require that the impacts of the proposal are balanced against any benefits. Although the submitted application only provides limited information on the benefits of the proposal, the scale of the turbines and the model proposed will only produce a modest amount of energy and resultant reduction in greenhouse gases. These benefits are not considered to outweigh the adverse impacts that would result from the proposal as outlined above.

Recommendation:-

Refuse for the reason below:-

The proposal, due to its scale and prominent siting within a sensitive coastal location, is likely to have a significant visual impact when viewed from the Cumbria Coastal Way footpath to the west and nearby residential properties on Solway Road. This impact will be detrimental to the distinctive character of the surrounding coastal

zone and prejudicial to peoples enjoyment of the area including the amenity interests of nearby residents. These impacts are not considered to be offset by the likely scale of benefits in either energy production or decreases in greenhouse gases that would result from the development. As a consequence the proposal is considered to be contrary to policies DEV 6, ENV 14, ENV 15 and EGY 1 of the adopted Copeland Local Plan 2001 – 2016 and the adopted Cumbria wide Wind Energy Supplementary Document 2007.

ITEM NO: 7.

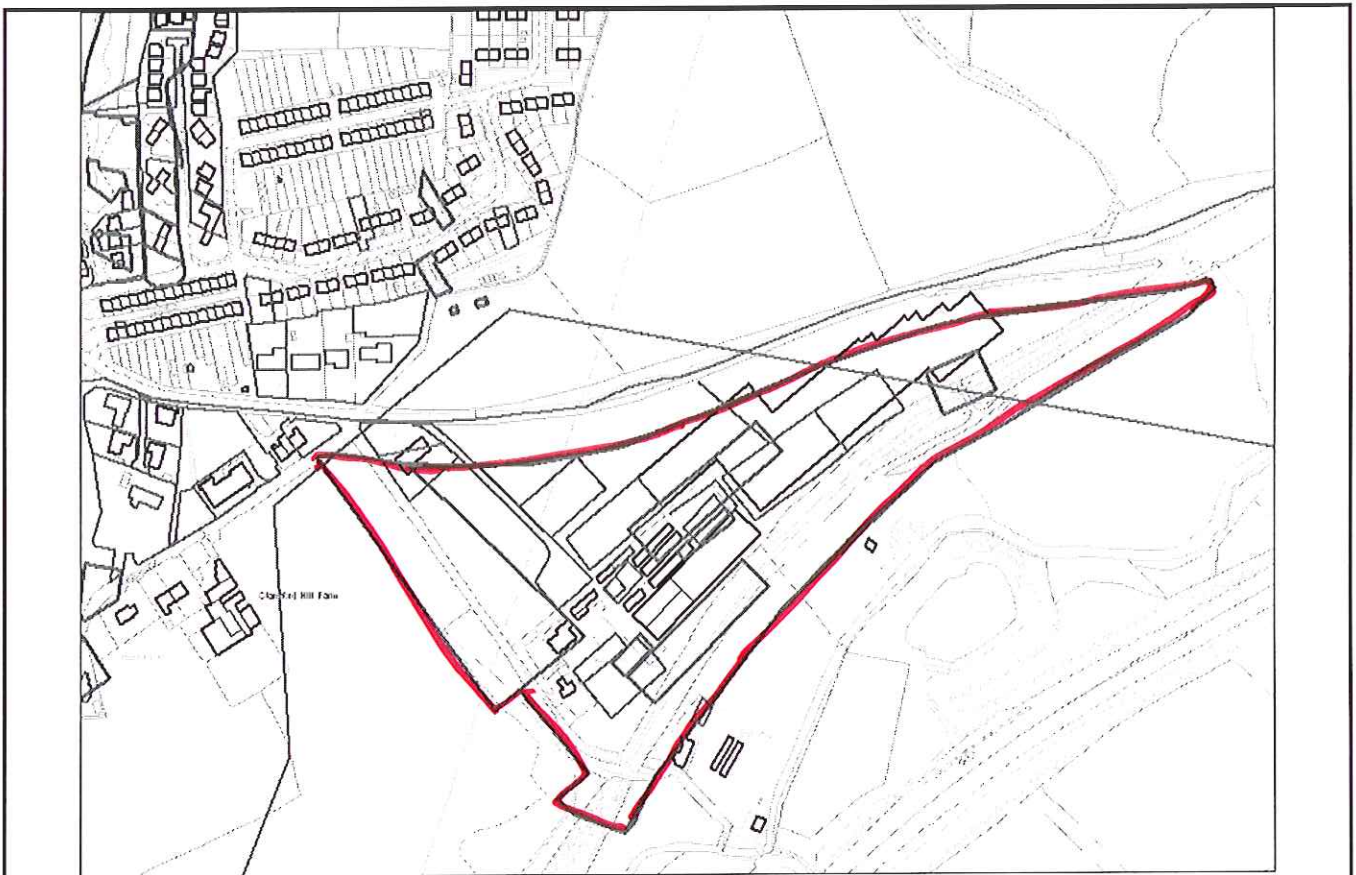


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 08/12/2010

Application Number:	4/10/2500/0F1
Application Type:	Full : CBC
Applicant:	Blomfields Limited
Application Address:	WOODLAND NURSERIES, STAMFORD HILL, LOWCA, WHITEHAVEN
Proposal	EXTENSION TO EXISTING GLASSHOUSES AND POLYTUNNELS
Parish:	Lowca
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This long established wholesale horticultural nursery premises has been extended on several occasions in the past. The last extension was approved in 2009 and involved an extension of the glasshouse along the earth embankment on the north eastern end of the site.

PROPOSAL

Planning permission is now sought for two additional extensions to the existing nursery complex.

A modest extension is to be added to the existing glass house on the north eastern embankment to provide an additional floor space of 384 sq metres. This extension will be 3.25 metres to eaves level and a total height of 4.25 metres to match the existing glasshouse.

Two additional poly tunnels are also to be added to the rear of the site which will provide an additional floor space of 620 sq metres. These polytunnels are to be constructed of materials which have been recycled from the existing structures that were demolished as part of the works that were approved in 2009.

The applicants have indicated that the additional floor space is required to meet continuing demands from existing retailers.

The proposed works will not affect the existing access into the site.

CONSULTATION RESPONSES

Environment Agency – no comments as the site does not fall within any of the environmental constraint areas.

Highways Control Officer – Taking into account the existing use of the site and the information submitted, it is considered that the proposal will be unlikely to have a material affect on existing highway conditions. Therefore the Highways Authority has no objection to the proposals.

PLANNING POLICY

Policy EMP 4 of the adopted Copeland Local Plan 2001 -2016 supports extensions to existing employment uses which meet the requirements of other plan policies.

ASSESSMENT

The two additional poly tunnels will be screened by the existing building group when viewed from the east. This extension is also to be dug into the existing bank which will minimise its visual impact when viewed from the west.

Although the proposed extension to the existing glass house will be visible from the east it is modest in scale and will be viewed against the existing building complex.

This proposal will facilitate the continued viability of this long established business which is consistent with Policy EMP 4 of the adopted Copeland Local Plan 2001-2016.

Recommendation:-

Approve (commence within 3 years)

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. No development approved by this planning permission shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority and such a scheme shall include:
 - a) Planting details including species, heights, location and spacing
 - b) Cross sections and long sections of mounding
 - c) A timetable for carrying out the scheme

Reason

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

3. The approved landscaping scheme shall be implemented within the first planting season following the commencement of works on the site. Any trees or shrubs found dead or dying within five years of planting shall be replaced by specimens of similar type and size to the satisfaction of the Local Planning Authority.

Reason

In order to enhance the appearance of the development and minimise the impact of the development in the locality.

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

Reason for Decision

The proposed development facilitates continued viability of this long established wholesale horticultural nursery and is compliant with Policy EMP 4 of the adopted Copeland Local Plan 2001 -2016.

ITEM NO: 8.

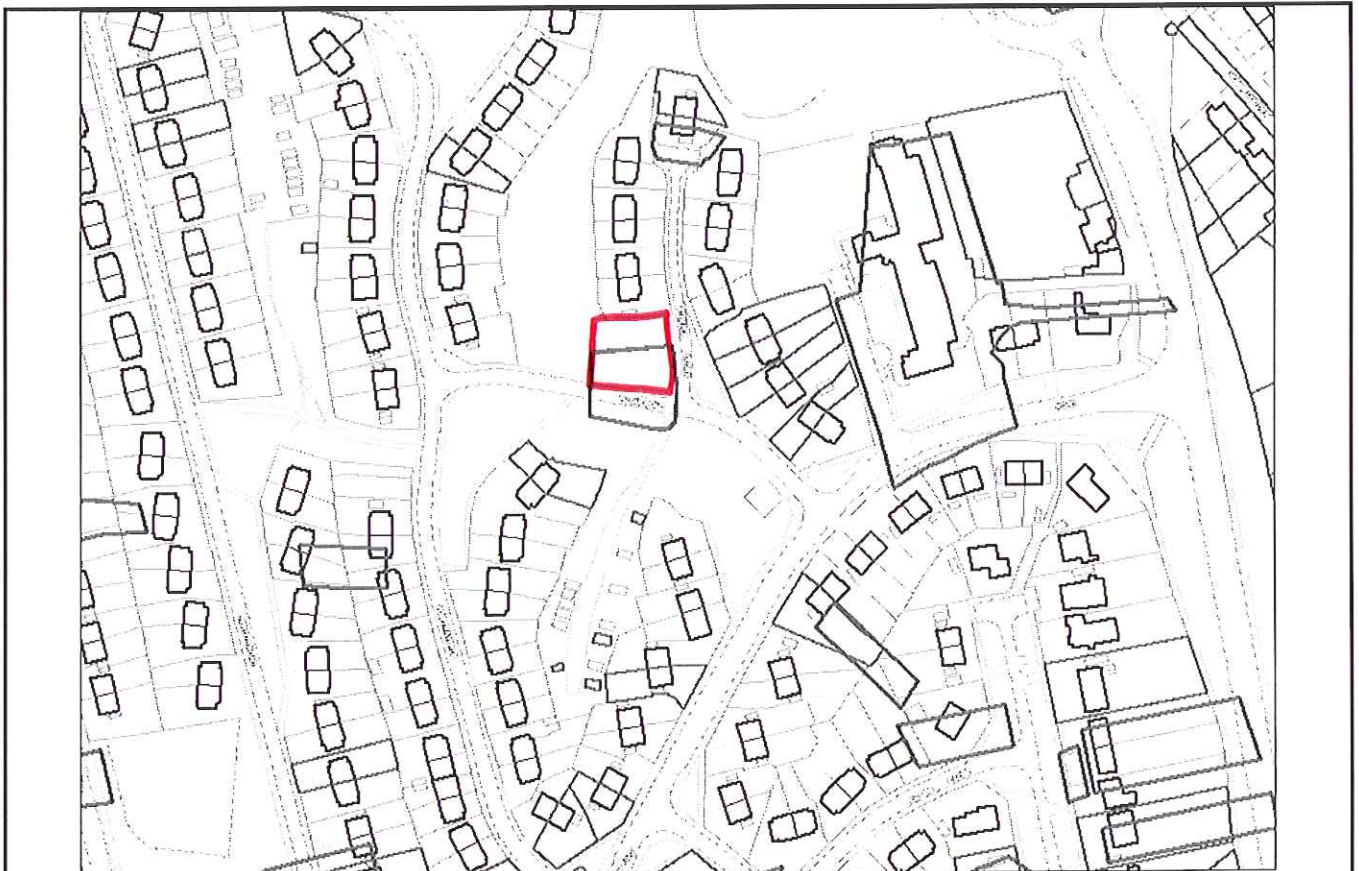


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 08/12/2010

Application Number:	4/10/2532/0X0
Application Type:	Outline Development Reg 4 : District
Applicant:	Copeland Borough Council
Application Address:	LAND AT CORNER OF STEEPLE CLOSE/PILLAR ROAD, MIREHOUSE, WHITEHAVEN
Proposal	OUTLINE APPLICATION FOR THE ERECTION OF A PAIR OF TWO STOREY SEMI- DETACHED HOUSES
Parish:	Whitehaven
Recommendation Summary:	Approve in Outline (Reg 4)



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PROPOSAL

This application relates to an open area of land which occupies a prominent location at the junction of Steeple Close and Pillar Road. The land is currently owned by the Council.

Planning permission is sought for the development of this site for residential purposes. Although only in outline form an indicative layout plan has been submitted which illustrates a pair of semi detached properties which would front onto Steeple Close. The dwellings have been set back into the site and this will allow individual driveways to be created which will provide off street car parking to serve the two dwellings.

CONSULTATION RESPONSES

Highways Control Officer - no objections from a highway point of view subject to all matters relating to the layout of the site, and the means of access, parking and turning being reserved for approval at the detailed planning stage.

United Utilities – no objections provided that the public sewer which runs across the site can be accommodated. This may need to be diverted if the layout cannot be designed to accommodate it.

Ward Councillor – there is a history of parking problems in this area and it is important that this proposal does not add to the problem. It would be beneficial if the Council could make some land available nearby to provide some residents parking to alleviate this problem. The views of local residents should be carefully considered and it would be worth the Members visiting the site before a decision is made on this application.

Neighbours – six letters of objection have been received which raise the following concerns:-

- This proposal will have an adverse impact on the current parking situation on Steeple Close where a number of the dwellings rely on on-street parking
- The proposed houses would block views along Pillar Road which would result in the junction between Steeple Close and Pillar Road becoming more dangerous
- Adverse impact on highway safety
- Any increase in traffic would add to the safety risks for children playing in the street
- Concerns about the lack of neighbour notification on this planning application
- The residents have previously tried to persuade the Council to provide an additional parking area to relieve the existing problems in the local area.

PLANNING POLICY

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 identifies a development

boundary around Whitehaven which indicates a physical limit to development appropriate for this settlement.

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.

ASSESSMENT

This application has only been submitted in outline form and seeks to establish the principle of developing the site for residential purposes. It is proposed to reserve all matters relating to layout, scale, appearance and means of access for future approval under a separate application.

The land is currently unutilised and is well related to the adjoining residential properties. The erection of a pair of semi detached dwellings would be compatible to the existing housing layout in the locality. There is sufficient space available to provide off street car parking to serve both dwellings which is considered to be essential in this case to ensure that any new development will not exacerbate the existing parking problems along Steeple Road.

Recommendation:-

Approve in outline (Reg 4)

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.

INFORMATIVE

1. 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

2. A public sewer crosses the site. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicants expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with George Chapmen, Developer Enquiries Analysts by e mail – planning.liasion@uuplc.co.uk

Reason for Decision

An acceptable housing scheme which would be located within the designated development boundary for Whitehaven and also be compatible with the existing housing within the locality in accordance with Policies DEV 2, DEV 4, HSG 2 and HSG 4 of the adopted Copeland Local Plan 2001 – 2016.

ITEM NO: 9.

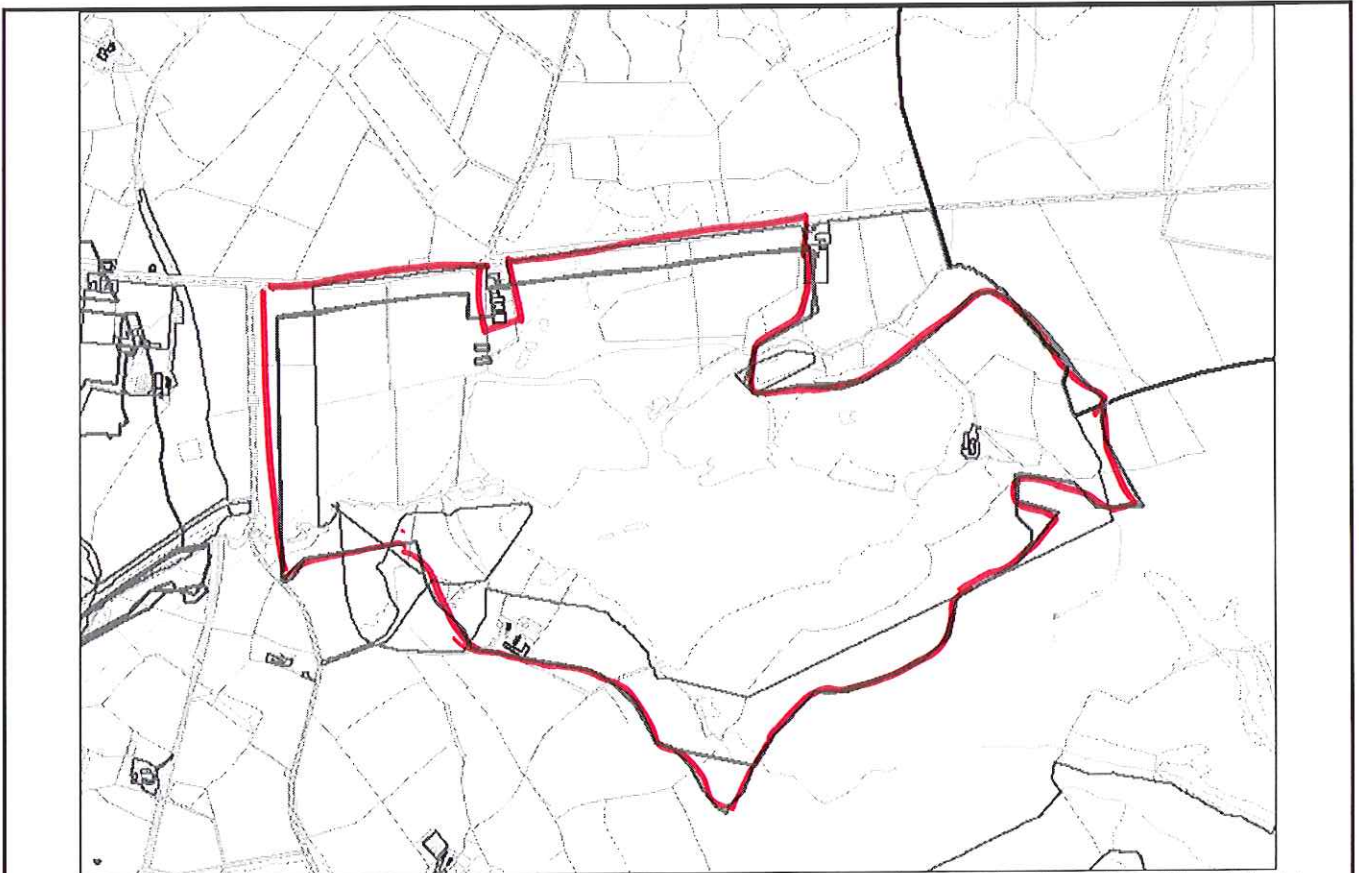


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 08/12/2010

Application Number:	4/10/9001/0F2
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:	Distington, Arlecdon and Frizington
Recommendation Summary:	County Council Refused



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INTRODUCTION

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.

Consideration of this application was deferred at the Planning Panel on 03 February 2010 to allow Members to visit the site. A joint site visit was undertaken with the County Council on 07 June 2010.

PROPOSAL

Planning permission is 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.

PLANNING POLICY

Although Regional Spatial Strategies are due to be abandoned in the near future they are still currently a material consideration in the determination of any planning application. Policy EM12 of the North West of England Plan Regional Spatial Strategy requires waste planning authorities to provide for communities to take more responsibility for their own waste. It states that the final residue, following treatment, should be disposed of in one of the nearest installations, and that local authorities should ensure that waste management facilities are sited in such a way as to avoid unnecessary carriage of waste over long distances.

The Cumbria Minerals and Waste Development Framework Core Strategy makes provision for low level waste to be deposited at the Low Level Waste Repository (LLWR) at Drigg, but contains no policy on very low level waste due to the continuing uncertainties relating to volumes arising.

The submitted Cumbria Minerals and Waste Site Allocations document states that, since the Core Strategy was prepared, it has become obvious that measures are needed to divert wastes away from the LLWR that do not need such a highly engineered facility. The document has still to go through its examination but it identifies land within Sellafield as the first preference for both low level waste and very low level waste arising there, and land adjacent to Sellafield as the reserve, considering these are to be the obvious choice for a new facility. This is based on the fact that such a high proportion of low level and very low level waste will continue to arise at Sellafield.

Policy ST4 of the Cumbria and Lake District Joint Structure Plan 2001-2016 relates to major development proposals. It states that major development will only be permitted where:-

1. the total benefit clearly outweighs the detrimental effects,
2. the proposal complies with national standards and best practice for environmental safety and security, and where appropriate is independently reviewed; and
3. alternative locations and methods giving rise to less harm have been fully considered and rejected.

Permission will be granted only on condition that:

- I. All possible measures are taken to minimise the adverse effects of development and associated infrastructure,

And where appropriate,

- II. Provision is made to meet local community needs,
- III. Acceptable measures are secured for decommissioning and site restoration, and
- IV. Arrangements are made for suitable local community involvement during the development, decommissioning and restoration.

Policy NUC 1 of the adopted Copeland Local Plan relates specifically to radioactive waste storage and disposal. It states:

"The Council will only support a proposal for disposal or long term storage of radioactive waste where it meets the requirements set out in Structure Plan Policy ST4 and Local Plan Policy DEV 8 and in addition has

1. Involved and secured the support of the local Copeland community in the development and subsequent implementation of such proposals
2. Included measures to meet local community needs and to mitigate the adverse effects of the proposals on the social and economic well being of the community."

Policy DEV 8 relates to major proposals and states that where there is a significant adverse social, economic or environmental cost or effect arising directly from the development a Planning Obligation to address this cost or effect will be expected. Provision secured by this means will be commensurate with the scale, nature and location of the individual development.

ASSESSMENT

Since the joint site visit in June the County Council has asked the applicant to provide additional information on the following issues to allow a full assessment of the proposal:-

- Nature conservation
- Landscape and visual impact
- Noise assessment
- Justification for the proposed development

As the applicant has failed to provide this additional information the County Council has now requested that the Council make a recommendation on the application based upon the information that has been submitted.

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. Without a full assessment of these issues this application cannot be supported.

In particular the applicant has failed to provide an adequate justification for the use of this site for the deposit of low level waste. The County Council has identified land within the Cumbria Minerals and Waste Allocation document at Sellafield as the preference for low level and very low level waste. This land was identified as a significant proportion of the waste arises from the Sellafield site. The opportunity to treat and dispose of waste at or adjacent to Sellafield should be used in preference

to sites away from Sellafield which are likely to generate concern from communities and deter investment.

The benefits of the proposed site are insufficient to outweigh not only the increase in transportation distances but also a range of other material matters such as the potential socio-economic impacts, traffic generation and the suitability of the proposed haul route, the sites physical suitability for the proposed use and other impacts such as on hydrogeology, ecology, landscape and residential amenity.

Recommendation:-

Insufficient information has been submitted to allow a proper assessment of the significant issues raised by this application. The Council is of the view that insufficient justification has been provided to support the use of this site for the disposal of low and very low level waste, especially when there is an alternative provision adjacent to the current Sellafield site. As a consequence this application is considered to be contrary to the saved Policy ST4 of the Cumbria and Lake District Joint Structure Plan and policies NUC1 and DEV 8 of the adopted Copeland Local Plan 2001-2016.

Conditions

Reason for Decision

Application Number	4/10/2217/0L1
Applicant	Mr T O'Brien
Location	5 IRISH STREET, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT TO REPLACE EXISTING WINDOWS & REPLACE REAR GUTTERING & DOWNPIPE IN CAST ALUMINIUM
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	16 November 2010
Dispatch Date	16 November 2010
Parish	Whitehaven

Application Number	4/10/2258/0F1
Applicant	Mr and Mrs T Sharp
Location	HOLME CROFT FARM, BRAYSTONES, BECKERMET
Proposal	CONVERSION OF REDUNDANT BARN TO FORM TWO DWELLINGS
Decision	Approve (commence within 3 years)
Decision Date	17 November 2010
Dispatch Date	17 November 2010
Parish	Lowside Quarter

Application Number	4/10/2410/0F1
Applicant	Mr S Gordon
Location	KINGS ARMS PUBLIC HOUSE, HENSINGHAM SQUARE, HENSINGHAM, WHITEHAVEN CA22 8PY
Proposal	CHANGE OF USE FROM PUBLIC HOUSE TO 3 NO FLATS
Decision	Approve (commence within 3 years)
Decision Date	12 November 2010
Dispatch Date	12 November 2010
Parish	Whitehaven

Application Number	4/10/2444/0F1
Applicant	Phillip Carruthers Limited
Location	PLOT 4, LAND ADJACENT TO RAILWAY COTTAGES, MORESBY PARKS, WHITEHAVEN
Proposal	ERECTION OF A 3 BEDROOMED DETACHED BUNGALOW
Decision	Approve (commence within 3 years)
Decision Date	12 November 2010
Dispatch Date	12 November 2010
Parish	Moresby

Application Number	4/10/2449/OF1
Applicant	Mr R Reason
Location	BRANSTY HOUSE, BRANSTY ROAD, WHITEHAVEN
Proposal	CONVERSION OF EXISTING FOUR STOREY DWELLING INTO 4 NO. SELF CONTAINED FLATS & FORMATION OF 4 NO. CAR PARKING SPACES
Decision	Approve (commence within 3 years)
Decision Date	15 November 2010
Dispatch Date	15 November 2010
Parish	Whitehaven

Application Number	4/10/2458/OF1
Applicant	Mrs C Lutwyche
Location	PLOT 1, CROSSFIELD FARM, BLIND LANE, CLEATOR MOOR
Proposal	CHANGE OF USE OF LAND FOR SITING OF STABLES & MENAGE AREA FOR PERSONAL USE & CREATION OF HARDSTANDING & ACCESS TRACK
Decision	Approve (commence within 3 years)
Decision Date	17 November 2010
Dispatch Date	17 November 2010
Parish	Cleator Moor

Application Number	4/10/2463/TPO
Applicant	Mitie Services
Location	SUMMERGROVE, HENSINGHAM, WHITEHAVEN
Proposal	CROWN RAISE 1 BIRCH TREE & FELL 2 BIRCH TREES; REDUCE WEIGHT OF LIMB ON 1 OAK TREE; PRUNE 1 SYCAMORE TREE & FELL LIMBS ON 1 SYCAMORE TREE; FELL 2 ASH TREES & PRUNE 1 ASH TREE; FELL ONE ALDER TREE & CROWN RAISE & PRUNE 1 ALDER TREE; REMOVE DECAYED LIMB ON 1 HORSE CHESTNUT TREE - ALL PROTECTED BY TREE PRESERVATION ORDERS
Decision	TREE PRESERVATION APPROVE
Decision Date	24 November 2010
Dispatch Date	24 November 2010
Parish	Weddicar

Application Number	4/10/2463/TPO
Applicant	Mitie Services
Location	SUMMERGROVE, HENSINGHAM, WHITEHAVEN
Proposal	CROWN RAISE 1 BIRCH TREE & FELL 2 BIRCH TREES; REDUCE WEIGHT OF LIMB ON 1 OAK TREE; PRUNE 1 SYCAMORE TREE & FELL LIMBS ON 1 SYCAMORE TREE; FELL 2 ASH TREES & PRUNE 1 ASH TREE; FELL ONE ALDER TREE & CROWN RAISE & PRUNE 1 ALDER TREE; REMOVE DECAYED LIMB ON 1 HORSE CHESTNUT TREE - ALL PROTECTED BY TREE PRESERVATION ORDERS
Decision	TREE PRESERVATION APPROVE
Decision Date	24 November 2010
Dispatch Date	24 November 2010
Parish	Egremont

Application Number	4/10/2465/0F1
Applicant	Mr and Mrs Bell
Location	6 BECKSIDE, WHITEHAVEN
Proposal	EXTENSION TO SIDE
Decision	Approve (commence within 3 years)
Decision Date	12 November 2010
Dispatch Date	12 November 2010
Parish	Whitehaven

Application Number	4/10/2470/0F1
Applicant	Mr J Bullock
Location	78 FRIZINGTON ROAD, FRIZINGTON
Proposal	REMOVAL OF EXISTING SINGLE STOREY EXTENSION AND ERECTION OF NEW SINGLE STOREY KITCHEN EXTENSION.
Decision	Approve (commence within 3 years)
Decision Date	15 November 2010
Dispatch Date	15 November 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2472/0F1
Applicant	Mr K Burrow
Location	5 FIR GARTH, CLEATOR MOOR
Proposal	TWO STOREY EXTENSION TO SIDE AND REAR, SINGLE STOREY EXTENSION TO REAR
Decision	Approve (commence within 3 years)
Decision Date	17 November 2010
Dispatch Date	17 November 2010
Parish	Cleator Moor

Application Number	4/10/2473/0F1
Applicant	Mr I Fisher
Location	CROFT END FARM, FRIZINGTON
Proposal	ERECTION OF PORTAL FRAMED AGRICULTURAL BUILDING FOR THE STORAGE OF AGRICULTURAL MACHINERY
Decision	Approve (commence within 3 years)
Decision Date	16 November 2010
Dispatch Date	16 November 2010
Parish	Weddicar

Application Number	4/10/2477/0A1
Applicant	Alliance Boots
Location	48-52 WELLINGTON STREET, MILLOM
Proposal	ADVERTISEMENT CONSENT FOR THE ERECTION OF ONE ILLUMINATED FASCIA SIGN AND ONE ILLUMINATED HANGING SIGN
Decision	Approve Advertisement Consent
Decision Date	17 November 2010
Dispatch Date	17 November 2010
Parish	Millom

Application Number	4/10/2481/0F1
Applicant	Mr M Green
Location	LAND AT ARLECDON HOUSE, ARLECDON, FRIZINGTON
Proposal	ERECTION OF SECTIONAL GARAGE (RETROSPECTIVE)
Decision	Approve
Decision Date	16 November 2010
Dispatch Date	16 November 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2485/0L1
Applicant	Miss J Donaldson
Location	20 ROPER STREET, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR RELOCATION OF SATELLITE DISH FROM FRONT ELEVATION TO CHIMNEY
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	16 November 2010
Dispatch Date	16 November 2010
Parish	Whitehaven

Application Number	4/10/2486/0F1
Applicant	Miss J Donaldson
Location	20 ROPER STREET, WHITEHAVEN
Proposal	RELOCATION OF SATELLITE DISH FROM FRONT ELEVATION TO CHIMNEY
Decision	Approve (commence within 3 years)
Decision Date	16 November 2010
Dispatch Date	16 November 2010
Parish	Whitehaven

Application Number	4/10/2490/0F1
Applicant	Mr and Mrs J Willis
Location	1 GRANT DRIVE, WHITEHAVEN
Proposal	EXTENSIONS TO PROVIDE GARAGE, KITCHEN, UTILITY ROOM AND CONSERVATORY, ENLARGEMENT OF DRIVE AND FORMATION OF NEW FOOTWAY ACCESS
Decision	Approve (commence within 3 years)
Decision Date	17 November 2010
Dispatch Date	17 November 2010
Parish	Whitehaven

Application Number	4/10/2491/0A1
Applicant	Select Electrical & Morley Plastics
Location	ROPE WALK, COACH ROAD, WHITEHAVEN
Proposal	ERECTION OF TWO ADVERTISEMENT HOARDING SIGNS (RETROSPECTIVE)
Decision	Approve
Decision Date	16 November 2010
Dispatch Date	16 November 2010
Parish	Whitehaven

Application Number	4/10/2492/0F1
Applicant	Mr E Blows
Location	1/2 RAILWAY TERRACE, MOOR ROW
Proposal	REINSTATEMENT FROM ONE DWELLING BACK INTO TWO DWELLINGS
Decision	Approve
Decision Date	16 November 2010
Dispatch Date	16 November 2010
Parish	Egremont

Application Number	4/10/2503/OF1
Applicant	Mr Pooley
Location	27 WASDALE PARK, SEASCALE
Proposal	ERECTION OF CONSERVATORY TO REAR
Decision	Approve (commence within 3 years)
Decision Date	16 November 2010
Dispatch Date	16 November 2010
Parish	Seascale

Application Number	4/10/2508/TPO
Applicant	Open Spaces, Copeland Borough Council
Location	CASTLE PARK, FLATT WALKS, WHITEHAVEN
Proposal	CROWN REDUCTION OF ONE HORSE CHESTNUT TREE AND VARIOUS BROADLEAVED TREES SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	29 November 2010
Dispatch Date	29 November 2010
Parish	Whitehaven

Application Number	4/10/2515/TPO
Applicant	Mr J Minshull
Location	ELDER COTTAGE, MORASS ROAD, BECKERMET
Proposal	FELL TWO SYCAMORE TREES SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	29 November 2010
Dispatch Date	29 November 2010
Parish	St. John Beckermest