

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

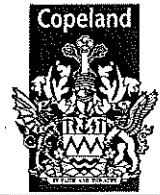
Design Bulletins

PLANNING PANEL- 9 NOVEMBER 2011

AGENDA

<u>SCHEDULE OF APPLICATIONS – CBC</u>		PAGE
Item 1	4/11/2373/0F1 Demolition & part retention of existing building & redevelopment of site to provide 43 dwellings & commercial units Mark House, Strand Street & Park Nightclub, Duke Street, Whitehaven	1
Item 2	4/11/2416/0F1 Renewal of temporary planning permission for a 2 storey building serving as office accommodation, ref 4/06/22460/0 Sellafield, Seascale	21
Item 3	4/11/2439/0F1 Erection of a single 100kw wind turbine North of Beck Farm, Millom	25
Item 4	4/11/2474/0F1 Renewal of temporary planning permission 4/08/2378/0 for a 2 storey prefabricated building to serve as office accommodation Sellafield, Seascale	32
Item 5	4/11/2478/0F1 Erection of a micro wind generator Land at Moor Close, Outrigg Road, St Bees	36
Item 6	4/11/2480/0F1 Erection of a wind turbine Land at Green House Farm, Lowca, Whitehaven	42
Item 7	4/11/2485/0F1 Construction & operation of a wind farm consisting of 6 no. wind turbines, control building, anemometer mast & associated access tracks for an operational period of 25 years Land to west of Steel Brow Road (known as Weddicar Rigg), Arlecdon, Frizington	49
Item 8	4/11/2505/0F1 Development of a transport interchange including bus stops & layover passenger waiting facilities & a car park area Land north of Bransty Row & adjacent to Station Road, Whitehaven	53
<u>SCHEDULE OF DELEGATED DECISIONS</u>		58

ITEM NO: 1.



To: PLANNING PANEL

Development Control Manager

Date of Meeting: 09/11/2011

Application Number:	4/11/2373/OF1
Application Type:	Full : CBC
Applicant:	Magnus Homes
Application Address:	MARK HOUSE, STRAND STREET & PARK NIGHTCLUB, DUKE STREET, WHITEHAVEN
Proposal	DEMOLITION AND PART RETENTION OF EXISTING BUILDING AND REDEVELOPMENT OF SITE TO PROVIDE 43 DWELLINGS AND COMMERCIAL UNITS
Parish:	Whitehaven
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application relates to a prominent site which lies adjacent to the harbour within the Conservation Area. The site is currently occupied by the former swimming baths which was last in use as a nightclub and also Mark House, a former office building. Both of the existing buildings are vacant and their condition has deteriorated over recent years.

The matter is now referred back to the Panel in accordance with paragraphs 9.2 and 9.3 of the Council's Planning Code of Conduct adopted by Council on the 27th July 2006. Those paragraphs state that where the Panel is minded to refuse or approve a planning application contrary to an officer's recommendation that any final decision on the application should stand deferred until the next meeting of the Panel. This, by paragraph 9.3 "will allow time for further

advice to be prepared, including the advice of expert consultants, which might including drafting suitable condition or confirmation that clear and convincing reasons for refusal of the application can be made, based on material planning considerations". Paragraph 9.5 of the Code states that "in recording resolutions on such applications, the minutes must set out a full, clear and convincing statement of the reasons for the departure from policy".

Members previously visited the site on 31 August 2011.

PROPOSAL

Planning permission is sought for the redevelopment of the site to provide a mixed use development comprising 43 flats, and approximately 4000 sq metres of commercial space. The majority of the existing structures are to be demolished to facilitate this redevelopment. The only structures which are to be retained as part of the development are perimeter wall and the tower/cupola of the original Victorian public bath house which fronts onto Duke Street.

The submitted scheme was the winning entry in the international design competition that was administered by the Royal Institute of British Architects in 2010. Following on from the competition the scheme has been amended following pre application discussions with Officers.

The proposed building will vary in height across its length and will extend up to a maximum six storeys. The building is of a modern design which includes large sections of glazing. It will be finished externally with white render and the windows will be constructed of powder coated metal.

A car park is to be created within the basement to provide 75 spaces which will be accessed using an existing vehicular entrance off Strand Street. The parking spaces are to be allocated for use by both residents of the flats and also office workers.

The proposed development will occupy the majority of the site and has been designed to have separate frontages to both the Millenium Way and Strand Street. The proposed commercial space is capable of subdivision into smaller units if required and will be accessed exclusively from Strand Street. The residential units will be accessed off Millenium Way by either internal courtyards or external staircases. The retained part of the former swimming pool building is to be used as a retail/café unit which will be accessed off Duke Street using the original entrance to the building. An outdoor seating area is to be created on the harbour frontage to serve this unit,

It is proposed to remove the existing trees and grass on Millenium Way and replace this with a hard surfaced area which will accommodate some seating.

The following information has been submitted with the application:-

- detailed layout and elevation plans to illustrate the proposed development
- a design and access statement
- a conservation statement
- an archaeology report
- a contamination report
- an ecology and bat survey
- a transport assessment

CONSULTATION RESPONSES

Natural England

Given the nature and scale of this proposal Natural England raises no objection to the proposal being carried out according to the terms and conditions of the application and the submitted plans on account of the impact on designated sites.

Strategic Planning Manager

Support the proposal as it would help to regenerate a prominent harbourside site and provide an active frontage onto Strand Street.

The site is identified as a Town Centre Development Opportunity site in the adopted Copeland Local Plan 2001-2016 and its development is consistent with the Town Centre policies. The proposal incorporates a good mix of commercial and residential uses. Additionally the design of the building follows guidance set out in the development guide for the site in that it retains the facade of the public baths, is more than 3 storeys high and reinforces the route between Strand Street and the harbour.

The development offers an opportunity to secure some of the improvements along Strand Street that are included within the Whitehaven Streetscapes initiative that has been compiled by the County Council.

Car parking should achieve the required standard of one space per residential unit as set out in the Parking Guidelines in Cumbria.

Archaeology

The site lies within an area of archaeological potential. Although the ground has been partly disturbed by the former buildings outside these areas archaeological remains are likely to survive which would be destroyed by the proposed development. I therefore recommend that an archaeological evaluation and, where necessary, a scheme of archaeological recoding of the site be undertaken in advance of development.

Copeland Disability Forum

Have requested confirmation on the following points:-

- The number of designated disabled car parking spaces
- The impact of the supporting columns within the car park on the use of these car parking spaces
- Details of the gradient of the ground in front of the building on Millenium Way to ensure that it is suitable for wheelchair users
- Clarification that the flats and external circulation spaces are suitable for wheelchair users

English Heritage

The application site occupies an extremely prominent location in the Whitehaven Conservation Area. The majority of the existing buildings on the site have a negative impact on the conservation area and there is a clear opportunity to enhance the significance and distinctiveness of the conservation area through an appropriate form of development. However, despite the opportunity presented by the architectural competition that resulted in the current proposal we are concerned about the impact on the character and appearance of the conservation area and limited understanding of the distinctiveness of Whitehaven represented by the proposed scheme.

The scale and mass of the proposal would have a significant impact on the character and appearance of the Conservation Area and on the important views across the Conservation Area as a whole. The proposed building would be similar in height to Pears House and stand above the established roofscape of the town centre. The proposals would introduce a formal building line to the harbour and while this approach is consistent with the character of Strand Street, it would not sustain the distinctiveness of the more informal building line and enclosure to the harbour which reflects the historic relationship between the harbour and town centre. Despite attempts to articulate the harbour frontage with the three tower elements, from an oblique angle along the length of the harbour promenade the scheme would be read as a single mass, the scale and grain of which would not appear to understand the townscape context of Whitehaven.

The cupola of the baths building would be retained, however its contribution to the street scene would be compromised by the proximity of the projecting glazed bays.

Overall the proposals would have a dominating impact on the character and appearance of the Conservation Area. Little consideration appears to have been given to the impact on the wider views from the north and south of the harbour, the Old Quay and the higher ground above the Beacon.

English Heritage has submitted a second letter to clarify their position. They recognise that the Local Planning Authority needs to take into account all of the planning considerations that are involved not just the historic environment impact. Any decision reached will need to be based on the balance between any matters that may conflict. English Heritage is therefore content to defer to our judgement on where this balance should be struck in this particular case.

Copelands Conservation/Urban Design Consultants – North of England Civic Trust

The proposed building extends the redevelopment of the harbour frontage which is now adding a new layer of architectural activity into the town. It is undeniably modern in terms of appearance, shape and articulation. I have no objections to the principle of introducing contemporary architecture into the town, particularly where it will not adversely impact upon the core of the Georgian planned town where historic layout could be compromised as new well designed architecture can introduce vitality and aesthetic diversity. I have no objections to the general appearance and architecture composition of the proposed development. Whilst it would have been better to have greater exposure of the cupola which would lead to a better balance between the retained frontage and the new build I accept that the surviving bits of the baths have been successfully incorporated into the function of the development. Basically I am pleased that the historic/architecturally significant parts of the building are to be retained and will continue to make a significant contribution to the Duke Street elevation.

The relationship between the new development and the listed buildings is critical, both in terms of the buildings and their setting. The design and details should deliver an appropriate backdrop. It would have been beneficial to enliven the rendered finish on this elevation through the introduction of some glazing which would visually narrow the block, reduce its visual impact in relation to the listed buildings and provide some animation.

Now that the pedestrian arcade through the building has been deleted it is important to make every attempt to secure views through the building to create visual links between Strand Street and Millenium Way. The use of the ground floor for retail/office use is very welcome and will enliven both Millenium Way and Strand Street.

The harbour side frontage is busy with substantial modelling. Strand Street does not have the same degree of architectural activity with large areas of flat render and limited window openings. The three set backs on the lower floors of this elevation is a reflection of the historic terraced pattern which is appropriate.

Public realm works will need to be thoroughly thought through. The external space on the harbour frontage blends into Millenium Way and the proposed scheme should unite rather

than divide the two. The proposals look to be along the right lines but specifications will need to be conditioned.

Places Matter

Overall this is a well designed, appropriate and robust scheme which sets the standard for all future developments in this important harbourside location as well as the wider environs of Whitehaven, bringing to the forefront the value and importance of high quality design.

The proposed building presents a strong frontage to Millenium Way providing an animated and interesting elevation and cleverly uses a stepped section to maximise harbour views and give an appropriate scale and height to both Millenium Way and Strand Street, as well as successfully separating residential and commercial access.

The treatment of hard landscaping on the Millenium Way has been improved from earlier plans and the proposals are now a much clearer and well defined solution which we support. The curved wall and steps have been simplified to create a more approachable frontage and provides clarity to the residential access points whilst encouraging public use and movement between the higher and lower levels. We particularly like the stair plinths which we feel reinforce the interaction between public and private whilst clearly providing a more domestic feel that the residents can identify with.

We still have some issues with the entrance to the underground car park on Strand Street which is to be widened. This will distract from the continuity of the street and we would encourage the use of a continuous pavement treatment which will still allow for vehicle use as recommended by the "Manual for Streets". Issues relating to the retention of the trees and highway signs along the road frontage need to be resolved.

The success of this development will rely on the quality of the materials used and this should be carefully controlled. Due to the sites coastal and exposed location the building is particularly vulnerable to weathering so the materials should be appropriate for this location and of the highest standards.

Environment Agency

Contaminants may exist on the site which result from the materials previously used to heat the former swimming pool and building. These warrant further investigation. This can be covered by a condition.

As the site lies within the vicinity of Midgey Gill which is a culverted main river which runs down Duke Street and outfalls into the inner harbour flood defence consent will be required from the Environment Agency.

United Utilities

As confirmation has been provide by the agent that surface water will be connected into the existing storm drain which will discharge into the sea no objections are raised to this application.

Scientific Officer

The submitted contamination report is only a desk study and no intrusive investigation has been carried out. As this site is potentially contaminated further investigation work should be carried out following demolition. This can be covered with an appropriately worded condition.

Flood and Coastal Defence Engineer

The development falls within Flood Zone 1 and PPS 25 defines that all uses of land are appropriate in this zone.

The development falls within an area that is susceptible to a lesser and intermediate extent of surface water flooding. If surface water is to discharge into Midgey Gill then consent will be required from the Environment Agency.

Foul sewage is to be discharged into the main sewer. Providing that the discharge rates of foul sewage from the development are within the capacity of the adopted sewer network and United Utilities accept the foul sewage from the site then I would have no objections to this arrangement.

Highways

Following the submission of additional details by the applicants agent there are no highways objections to the proposal subject to conditions which require the highways modifications to be completed before the development is occupied, the preparation of a travel plan by the occupants of the office accommodation, the provision of adequate visibility splays at the site entrance and the implementation of suitable measures to prevent surface water discharging onto or off the highway.

Other

Five letters of objection have been received from local residents. Their main concerns are as follows:-

- This is an unsympathetic building which will create a massive frontage onto the harbour which will be out of keeping with the Georgian Town
- The development extends onto public land

- The development will create a solid structure across the harbour frontage which will create a barrier between the harbour and the town
- The development will result in the loss of the only trees on the harbour frontage
- The gantry steps on the harbour frontage will create a physical and visual intrusion into the public space and also affect the amenity of adjoining property
- The building is excessive in height and will block views of the harbour
- The development will have an adverse impact on the adjoining listed buildings, in particular the Black House
- Any construction works are likely to affect the foundations of the adjoining listed buildings which are unlikely to have robust foundations due to the age of these buildings
- The proximity of the development to the adjoining listed buildings will not allow access to the rear wall for repair and maintenance

PLANNING POLICY

National Policy

Government guidance set out in Planning Policy Statement 1: Delivering Sustainable Development establishes sustainable development as the core principle underpinning planning.

Planning Policy Statement 4: Planning for Sustainable Growth encourages LPAs to adopt a positive and constructive approach towards planning applications for town centre development which secures sustainable economic growth.

Planning Policy Statement 5: Planning for the Historic Environment seeks to conserve the historic environment and existing heritage assets and sets out various Development Management policies.

Policy HE 7 sets out the criteria that relates to applications for all heritage assets. LPAs are required to determine the significance of the asset and the impact on their significance. New development should make a contribution to local distinctiveness and the role of heritage in enhancing economic viability/sustainability of communities.

Policy HE9 sets a presumption in favour of conserving designated assets and seeks to ensure that approval should only be given if the loss of the asset and the new development delivers substantial public benefits.

Policy HE10 requires LPAs to weigh the harm to the setting of the heritage assets against any wider public benefits of the application.

West Cumbria has been established as Britain's Energy Coast. A Master Plan has been produced which lists a package of projects that will be used as a springboard for the regeneration of West Cumbria. These include new employment sites.

Local Plan Policy

The following planning policies within the adopted Copeland Local Plan 2001-2016 are relevant to this proposal:-

DEV 1 – Sustainable Development and Regeneration. This policy seeks development to contribute to achieving a sustainable regeneration of the Borough.

DEV 2 – Key Service Centres. This policy defines Whitehaven as the key service centre within the Borough

DEV 6 – Sustainability in Design. This requires all new development to be of a high quality and respectful to the historic environment.

DEV 8 – Major Development. This policy relates specifically to major development.

EMP 5 – Employment Uses in Key Service Centres. This policy encourages appropriately scaled employment development or redevelopment within town centres.

TCN 4 – Town Centre Design. This policy requires new development to be of a high standard of design which is accessible to all users, achieves appropriate car parking standards and does not involve the loss of groups of trees or wildlife

TCN 9 – Whitehaven Town Centre Strategy. This establishes a strategy for new development which emphasizes the role of Whitehaven as the principal settlement within the Borough.

TCN 10 - Whitehaven Town Centre. This policy defines the uses that are appropriate within the town centre.

TCN 12 - Town Centre Opportunity Development Sites. This policy identifies the Mark House site as an appropriate development site where commercial, retail and residential uses are appropriate.

ENV 5 – Protected Species. This policy seeks to ensure that development will not have an adverse impact on relevant species.

ENV 26 - Development in and Affecting Conservation Areas. This policy seeks to ensure that any new development will preserve or enhance that character and appearance of the Conservation Area.

TSP 6 – General Development Requirements. This policy only permits development where the access and travel needs created by the development can be met.

TSP 7 – Transport Assessments and Travel Plans. This policy requires major applications to be accompanied by the appropriate assessments to ensure that it will not have any adverse impact on the highway network.

The adopted Whitehaven Town Centre Conservation Area Character Appraisal identifies the site as part of the North Harbour character area. This area has continually expanded and developed to enable it to meet the towns changing maritime, industrial and commercial demands.

Mark House is identified as a building which fails to make a positive contribution to the area. It also acknowledges that Strand Street is characterised by unattractive rears of buildings and also derelict sites and vacant buildings. These elements combine to create an extremely incoherent and incomplete streetscape which does little to enhance the character or appearance of the town centres Conservation Area.

As part of the Conservation Area Appraisal a development guide has been produced for this site. The purpose of this guide was to encourage appropriate high quality development on the site and the enhancement of the special historic character of this part of the town. It sets the following criteria as a guide to development:-

- Good quality architecture that improves and enhances the character of the Conservation Area
- Retains the facade of the former public baths as part of a comprehensive scheme for the site
- Maintain and reinforce a route between Strand Street and the harbour
- Introduce active frontages on the harbour, Duke Street and Strand Street
- Architectural emphasis to be placed upon the north east corner
- Acknowledge the nearby listed buildings on New Lowther Street and Duke Street and do not detract from or overwhelming their setting
- New development to be taken up to the back of the footpath

- New buildings to be a minimum of three storeys in height
- Any new buildings higher than three stories to be of high quality, justified in urban design terms and fully considered from all vantage points.

ASSESSMENT

The main issue raised by this application is whether the proposed building is suitable in terms of scale and design for this prominent location within the Conservation Area.

Having taken all the material planning considerations into account in this instance I am of the view that this proposal warrants support for the following reasons:-

1. It will result in the removal of the majority of the buildings on the site which are of a poor appearance and have a negative effect on the Conservation Area.
2. The site is allocated as a Development Opportunity Site within the adopted Copeland Local Plan 2001-2016 which favours the redevelopment of the site for commercial and residential uses.
3. The submitted scheme has the strong backing of both RIBA and Places Matter. It was the winning entry in an international competition. The technical appraisal and final selection panels included representatives from RIBA, English Heritage, Places Matter, the North of England Civic Trust, the Harbour Commissioners and the Council. Since then it has been the subject of extensive consultation including a further design review by Places Matter. The scheme has also been modified to secure further improvements following negotiations between the architect and Officers.
4. The modern design is of a high quality and is appropriate for the harbour frontage. This part of the town has changed in terms of function and appearance over recent years to reflect the changing industrial economy of the town. The harbour is now a significant leisure asset to the town in terms of activity and public access in addition to making a valuable contribution to the town's economy. The application site lies in the transition between the harbour and the Georgian town and is considered to be suitable for modern development without adversely impacting upon the core of the Georgian planned town.
5. The submitted scheme is consistent with the guidelines for development set out in the design guide that accompanies the Conservation Area Appraisal. In particular it retains the facade of the former public baths which has been incorporated into the new development and which provides an aesthetic and historic anchor around which new development can be accommodated.
6. It will introduce strong active frontages to both the harbour, Duke Street and Strand Street which will enliven this part of the town
7. The building has also been designed to take account of its immediate context, in particular to reflect the transition between the town centre and the harbour. This is emphasized by the different approaches taken to the Millenium Way and Strand Street frontages. The Strand Street frontage has been design at a lower height to engage with the existing street. The Millenium Way elevation is significantly higher to reflect and

address the large expanse of the harbour. The harbour frontage undulates in height and has been designed to drop down to meet the listed buildings on New Lowther Street on its southern edge.

8. The development will add a new layer of architectural activity into the town.
9. The proposal will consolidate the regeneration of the harbour and help to attract other new development and uses into the town
10. The mix of uses proposed will bring significant economic benefit to the town centre.

I consider these benefits to be significant and strongly favour the development.

Members should be aware that any refusal of the scheme has to be based upon recognised planning issues. Given the significant benefits of the scheme as outlined above I am firmly of the view that it would be difficult to argue that the development would cause sufficient harm to warrant a refusal. Any refusal would potentially expose the Council to the risk of costs being awarded against it if a robust argument could not be sustained to warrant any refusal reasons.

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:-
 - Location Plan, Scale 1:2500, reference 001, received on 29 July 2011
 - Block Plan, scale 1:1000, reference 002, received on 29 July 2011
 - Car Park Plan Level -01, scale 1:200, reference SK-01-01 Rev D, received on 29 July 2011
 - Plans Level 00, scale 1:100 and 1:200, reference SK-01-02 rev C, received on 29 July 2011
 - Plans Levels 01 and 02, scale 1:100 and 1:200, reference SK-01-03 rev F, received on 29 July 2011

- Plans levels 03 and 04, scale 1:100 and 1:200, reference Sk-01-04 Rev E, received on 29 July 2011
- Plan Level 05, scale 1:100 and 1:200, reference SK-01-05 Rev E, received on 29 July 2011
- Proposed drainage Plan, scale 1:200, reference (52) 001, received on 29 July 2011
- Proposed Landscaping Plan, scale 1:250, reference 003 Rev A, received on 24 August 2011
- Proposed Elevations, scale 1:200, reference 005, received on 29 July 2011
- Proposed Sections, scale 1:200, reference 006, received on 29 July 2011
- Context Drawings, scale 1:500 and 1:1000, reference 004, received on 29 July 2011
- South West Elevation, scale 1:200, received on 19 September 2011
- Plan Level 02, scale 1:250, received on 19 September 2011
- Plan Level 04, scale 1:250, received on 19 September 2011
- Accessible Parking Plan, scale 1:300, received on 19 August 2011
- Access Arrangements Plan (level 001), received on 19 August 2011
- Design and Access Statement compiled by Richard Murphy Architects, received on 29 July 2011
- Desk Based Archaeological Assessment compiled by North Pennines Archaeology Ltd, reference 1375/11, dated 05 May 2011
- Transport Assessment compiled by Colin Buchanan, reference 19909-01-1, dated July 2011
- Wildlife Survey compiled by Thurston Watson Ecology Consultancy Ltd, reference WD 0711, dated July 2011
- Phase 1 Desk top Study (Contamination) Report compiled by Arc Environmental, reference 09-103, dated 19 July 2011

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. The development shall not be occupied until all of the highways modifications have been completed in all respects and brought into use.

Reason

In the interests of highway safety

4. If the site is developed for office accommodation then the occupants will need to develop and implement a staff travel plan. The travel plan must be submitted to and approved in writing by the Local Planning Authority before the office accommodation is first occupied.

Reason

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

5. The development shall not commence until visibility splays providing clear visibility of 33 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

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

6. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

This written scheme will include the following components:

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

Reason

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

7. Where the results of the programme of archaeological work referred to in the above condition make it appropriate, there shall be carried out within two years of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the Local Planning Authority: an archaeological post-excavation assessment and analysis, the preparation of a site archive ready for deposition at a store, the completion of an archive report, and the preparation and submission of a report of the results for publication in a suitable specialist journal.

Reason

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

8. If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason

To protect the water environment from contamination.

9. Prior to any new construction taking place on the site 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. A site investigation scheme based on the desk top study compiled by Arc Environmental (ref 09-103) shall be undertaken to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 2. The site investigation results and the detailed risk assessment (1) 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
 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) 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 controlled waters.

10. 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.

11. The development shall implement all of the mitigation and compensation measures set out in the Wildlife Survey Report, prepared by Thurston Watson Ecology Consultancy Ltd, reference WD 0711, dated July 2011, and submitted as part of the planning application.

Reasons

To protect the ecological interests evident on the site.

12. 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. These details should include full specifications, weathering tests where available and colour treatments. 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.

13. 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.

14. 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 building into the former swimming bath building which is to be retained on the site 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 former swimming baths 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.

15. No development shall be carried out on the site which is the subject of this permission until full details of a specification for any repairs to the former swimming baths 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 former swimming baths is not adversely affected by reason of the appearance of the type and colour of materials to be used in the proposed development.

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

- windows
- doors
- balustrades to all balconies
- external staircases
- 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 surrounding area 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 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.

INFORMATIVES

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 <<http://www.groundstability.com/>>

2. With respect to condition 3 listed above the developer will need to enter into an Agreement under Section 278 of the Highways Act 1980 to ensure the highway works are completed, these works will include but not limited to the formation of lay bys, the relocation of traffic signs, lights and bollards, widening and removal of accesses, traffic regulation orders, licences and permits.

All costs associated with the Section 278 Agreement will be met by the developer. To progress this matter further the developer should contact Karl Melville on telephone number 01946 506025.

3. The archaeology works required by conditions 6 and 7 above must be commissioned and undertaken at the developer's expense.
4. Any works to the existing trees along Strand Street including any phased replacement shall be agreed with Cumbria County Council Highways Department and shall be funded entirely at the applicant's expense.

Reason for decision:-

The redevelopment of this site to provide residential and office accommodation will enhance the character and appearance of this part of the conservation area and also provide significant economic benefits to Whitehaven town centre in accordance with policies DEV 1, DEV 2, DEV 6, EMP 5, TCN 4, TCN 9, TCN 10, TCN 12, ENV 5 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 2.



To: PLANNING PANEL

Development Control Manager

Date of Meeting: 09/11/2011

Application Number:	4/11/2416/0F1
Application Type:	Full : CBC
Applicant:	Sellafield Limited
Application Address:	SELLAFIELD, SEASCALE
Proposal	RENEWAL OF TEMPORARY PLANNING PERMISSION FOR TWO STOREY BUILDING SERVING AS OFFICE ACCOMMODATION, REF: 4/06/2460/0
Parish:	Beckermet
Recommendation Summary:	Approve



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The Proposal

Renewal of permission is sought for a further temporary period for the retention of this large office building situated within the licensed Sellafield Site. The original permission for the building was granted in 2006 (4/06/2460/0F1 refers) which expired at the end of August this year.

In terms of detail the building comprises a prefabricated modular design two storeys in height, the walls of which are clad in light grey plastisol coated steel sheets with the roof a dark grey PVC. Overall it measures some 36m in length and 14.4m in width by 6.5m in height.

The building continues to provide facilities for 110 staff to support the construction activities of an adjacent decommissioning project. It is envisaged that it will be required for the duration of the project and after will become part of Sellafield's accommodation stock.

Planning Policy

The following adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009) Policy is considered specifically relevant to the consideration of this application:

DEV 6: Sustainability in Design. This advocates high quality sustainable design in all developments within the Borough.

Assessment

Taking the above into account, the retention of this large office building, which currently accommodates essential on site staff in association with an ongoing decommissioning project, is considered to represent an acceptable form of development on this industrial site in compliance with Policy DEV 6 of the Local Plan.

It is noted that the applicants have requested a further temporary approval period of 15 years. However, in view of the current recognised requirement to relocate non essential staff off site a shorter review period of 5 years is considered reasonable and ensures adequate control is retained over the use of the building should the construction project come to an end in the interim period.

Recommendation:-

Approve

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:-

Design and Access Statement for Planning Renewal Purposes, ref PLC/BCC/1440, by Sellafield Ltd, received 30 August 2011.

Letter from Dr T. Wright, Sellafield Ltd, dated 25/08/11, received 30 August 2011.

Plan Layout, drawing no 0 BE2726318 Mod A, received 30 August 2011.

Location Plan, drawing no 1 BE 2699329 Rev A, received 30 August 2011.

Elevation Plan, drawing no 1 BE 2726317 Rev A, received 30 August 2011.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act

1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall expire on 30 November 2016. At or before the expiration of this period the two storey prefabricated office building shall be removed from the site and the land reinstated in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority unless prior written consent has been obtained from the Local Planning Authority for its retention.

Reason

The use hereby approved is not considered appropriate as a permanent form of development and the Local Planning Authority would wish to review the matter at the end of the temporary period stated.

Reason for decision:-

The retention of this large two storey prefabricated office building within the licensed Sellafield Site, for the purpose of housing essential on site staff for a further five year temporary period, is considered to represent an acceptable form of development in compliance with Policy DEV 6 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009).

ITEM NO: 3.

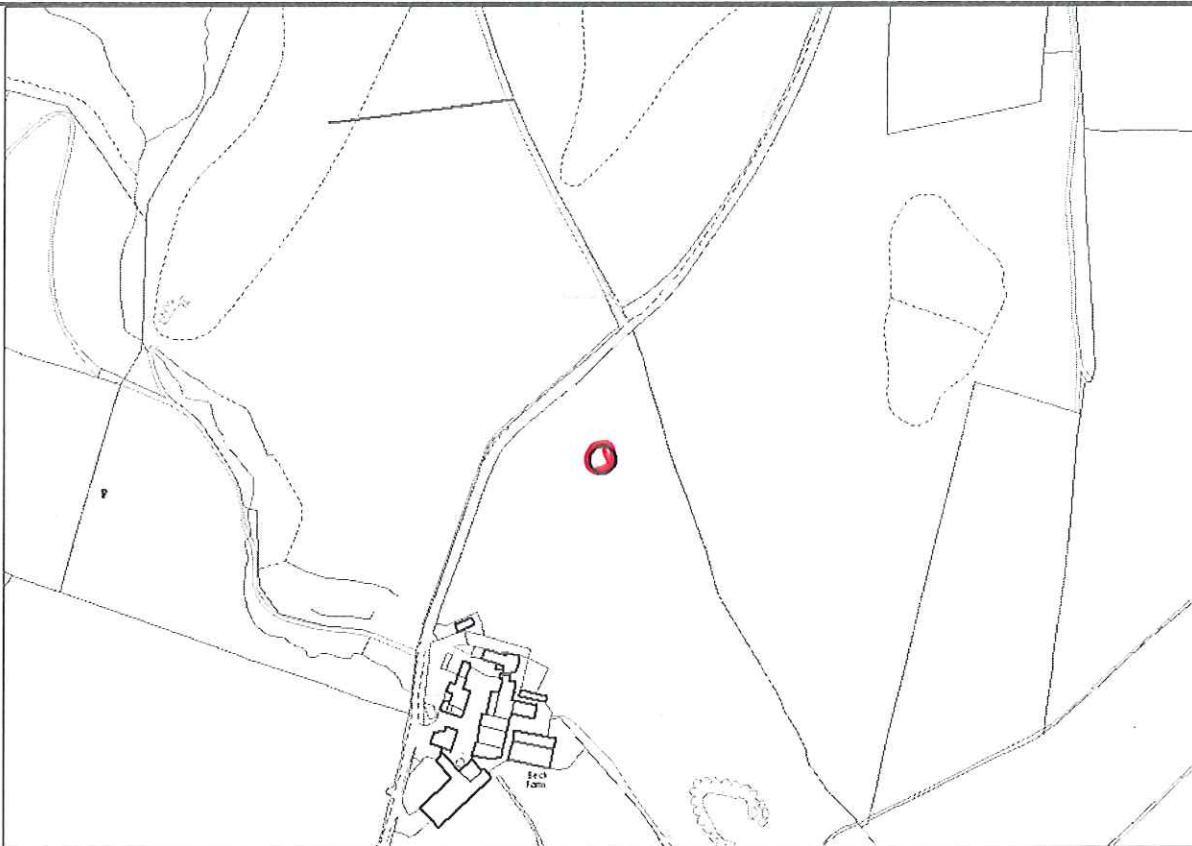


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 09/11/2011

Application Number:	4/11/2439/0F1
Application Type:	Full : CBC
Applicant:	Mr R Tyson
Application Address:	NORTH OF BECK FARM, MILLOM
Proposal	ERECTION OF A SINGLE 100KW WIND TURBINE
Parish:	Millom
Recommendation Summary:	Refuse



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The Proposal

Planning permission is sought to erect a single 100kw wind turbine on an elevated greenfield site in open countryside to the north east of Beck Farm, near Millom.

It is proposed to locate the turbine on an isolated site comprising agricultural land some 140 m to the north east of Beck Farm and 450 m from Pannatt Hill, a residential estate situated on the north western edge of the town.

In terms of detail the proposed turbine will comprise three blades with a rotor diameter of 21 m mounted on a 37 m monopole tubular tower with a total ground to tip height of 47.5 m. Constructed of galvanised steel the turbine will be externally finished in pale grey. It will be set

on a reinforced concrete base measuring some 9 m by 9 m in area with a depth of 2 m. The purpose of the facility is to reduce the applicant's farms energy bills, increase self sufficiency in terms of electricity generation as well as provide an additional source of income.

Vehicular access to the site will be via the adjacent minor road serving the farm from there a temporary access will be created across the field to the site from the existing agricultural access point. The turbine will connect to a transformer within the existing farm building group via an underground cable the route of which will follow the temporary track. From the transformer it will connect to the local grid.

The application is accompanied by an Environmental Appraisal which incorporates assessments of; cumulative landscape and visual impact assessment, noise, shadow flicker, ecology, hydrology, hydrogeology and geology, cultural heritage, aviation, electromagnetic interference and transport.

Consultations

Millom Town Council - no objections

Highway Authority - request that the highways section of the Environmental Statement be reviewed regarding the port and routing proposals. A more detailed traffic management plan is also recommended.

Environmental Health Officer - object on the grounds there is insufficient information relating to background noise levels and turbine noise at lower wind speeds to enable an assessment to be made as to whether noise is likely to adversely impact on any nearby residential properties.

Planning Policy

The following documents are considered relevant and material to the assessment of this application:

Planning Policy Statement 22 (PPS22) 'Renewable Energy' sets out the Governments Policies for renewable energy which local planning authorities should take into account when making decisions on planning applications.

Planning for Renewable Energy: A Companion Guide to PPS22 provides practical advice as to how these policies can be implemented. Key Principle 1 of PPS22 paragraph (i) and (iv) are particularly relevant, the former cites that 'Renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily' whilst the latter; 'the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in

determining whether proposals should be granted planning permission.' The Companion Guide also advises on how to evaluate renewable energy applications in order to arrive at an objective view and that landscape and visual effects should be assessed on a case by case basis.

Cumbria Wind Energy Supplementary Planning Document, adopted 2008, developed jointly by the Cumbrian local planning authorities to support policy implementation and provide consistent guidance for wind energy development provides locational guidance for wind farm development; acknowledges that Cumbria has a high quality environment and advocates that future decisions are made against a robust assessment of landscape capacity based on landscape character, sensitivity and value.

Policy EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009) are specifically relevant. The former supports renewable energy developments and sets out the criteria against which all proposals for renewable energy are to be considered. This is set out below:

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

1. That there would be no significant adverse visual effects.
2. That there would be no significant adverse effects on landscape or townscape character and distinctiveness.
3. That there would be no adverse impact 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 minimised and dealt with using a suitable means of disposal.
8. There would be no adverse unacceptable conflict with any existing recreational facilities and their access routes.
9. That they would not give rise to any unacceptable cumulative effects when considered against any previous extant planning approvals for renewable energy development or other existing/ approved utility infrastructure in the vicinity.

Policy EGY 2 refers specifically to wind energy and requires that such proposals meet the criteria set out in EGY 1 above as well as providing for the removal of the turbines when they cease to be operational and site restoration.

The recent Draft National Policy Framework, published 25 July 2011, advocates an overall presumption in favour of sustainable development. It cites that the primary objective of development management is to foster the delivery of sustainable development and not hinder or prevent it. It also reinforces the assertion that the planning system is plan led and that local plans are the starting point for the determination of any planning application. However, as this is only a consultation document and is likely to be subject to change before it is adopted little weight is given to it in the assessment of this application.

Assessment

The supporting documentation accompanying this application concludes that there would be minimal negative effects of erecting a 47.5 m single turbine in this location in respect of the following:

Cumulative Landscape and Visual Impact Assessment – concluded that the turbine would not have a significant impact on the landscape or visual amenity. This is disputed and discussed in some detail further in this section.

Noise – contends that noise levels at the nearest noise sensitive properties are within acceptable limits. It should be noted that this is contrary to the view of our Environmental Health Officer who objects to the application on noise related grounds.

Shadow Flicker - is not expected to adversely affect Beck Farm or other nearby properties or vehicles using the adjacent minor road.

Ecology – surveys undertaken indicate that there would be a negligible effect on bat and bird populations but advises that a further bat survey be undertaken.

Hydrology, Hydrogeology & Geology - effects on the water environment are considered to be minimal with a modest increase only expected in the surface water run off from the impermeable turbine base

Cultural Heritage - risk to cultural heritage is likely to be minimal.

Aviation - no issues were raised by aviation consultees.

Electromagnetic Interference – this is estimated to be negligible.

Despite the above significant concerns remain relating to landscape and the visual effects of the proposal, as well as noise, which are material and deemed to carry considerable weight.

Impact on the Landscape

The effect of the proposed wind turbine on the character and appearance of the surrounding rural landscape is considered to be a key issue in assessing this application.

The site comprises an elevated greenfield location, open in character. Cumbria Landscape Character Guidance and Toolkit, March 2011, identifies the site and land in the vicinity as Type 11 'Upland Fringes' - characterised by rolling low fells, hilly plateau farmland and moorland which is sensitive to unsympathetic expansion and development. Recognises that new development here should respect the grain and scale of the landscape and that large scale wind energy schemes and upgrading the national grid could erode local the open and generally undeveloped character particularly close to national landscape designations. In particular it reaffirms the need to protect uncluttered skylines and key views to and from the area from large scale energy infrastructure developments such as large scale wind turbines. The site is also adjacent to a Landscape of County Importance. These are sensitive landscape designations where development should not threaten or detract from their distinctive characteristics. The proposal is for a tall isolated structure some 47.5 metres in overall height which would be situated in a visually prominent location within such an area of sensitive landscape which is wide open to views from both the immediate and wider locality, where other vertical structures are few. As such it is considered that it would constitute an isolated prominent feature incongruous in its surroundings and, as a consequence, would have a materially harmful effect on the character and appearance of the surrounding rural landscape contrary to criterion 2 of Policy EGY 1 of the Local Plan.

Visual Impact

In terms of visual impact it is considered that the siting of one tall 47.5 m high turbine, which is larger than the average domestic turbine, in such a prominent rural location on an elevated site in open countryside would adversely impact on wider and immediate views. In particular it would affect the views of individual residences at Pannatt Hill and Festival Road residential estates whose rear outlook is towards the site at some 450 m distant (nearest point), and those of the individual flats and dwellings at nearby Beck Farm some 140 m distant, and other isolated properties in the vicinity, as well as the views from the coast at Haverigg, the A5093 and the immediate adjacent minor road. This is at variance with criterion 1 of Policy EGY 1 of the Local Plan.

It is accepted though that due to the intervening landform and the separation distance of some 600 m from the turbine that the immediate effect on views from Millom Castle which is a grade 1 listed building is likely to be minimal.

Noise

There are significant concerns relating to the potential for the wind turbine to create a noise nuisance to residential properties in the vicinity and in particular at nearby Beck Farm. The Environmental Health Officer has raised objections on the grounds that there is insufficient information provided with the submission to demonstrate that the turbine is not likely to be a noise nuisance.

Conclusion

Taking the above into account, it is considered that the effect of the proposal on the landscape and its resultant visual impact outweighs the positive benefits. The siting of such a large wind turbine in such a prominent and visually sensitive setting in open countryside, would, in my opinion, have a materially harmful effect on the character and appearance of the surrounding rural landscape contrary to Policies EGY1 and EGY2 of the Local Plan.

Recommendation:-

Refuse

Reason for decision:-

The proposed siting of one large turbine, some 47.5 metres in overall height, would introduce an isolated, prominent feature, incongruous in its surroundings, which would have a materially harmful effect on the character and appearance of the surrounding rural landscape. Also there has been insufficient information provided to demonstrate that there is unlikely to be a potential noise nuisance to nearby residential properties contrary to Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009) and the advice contained in Planning Policy Statement 22 "Renewable Energy".

ITEM NO: 4.

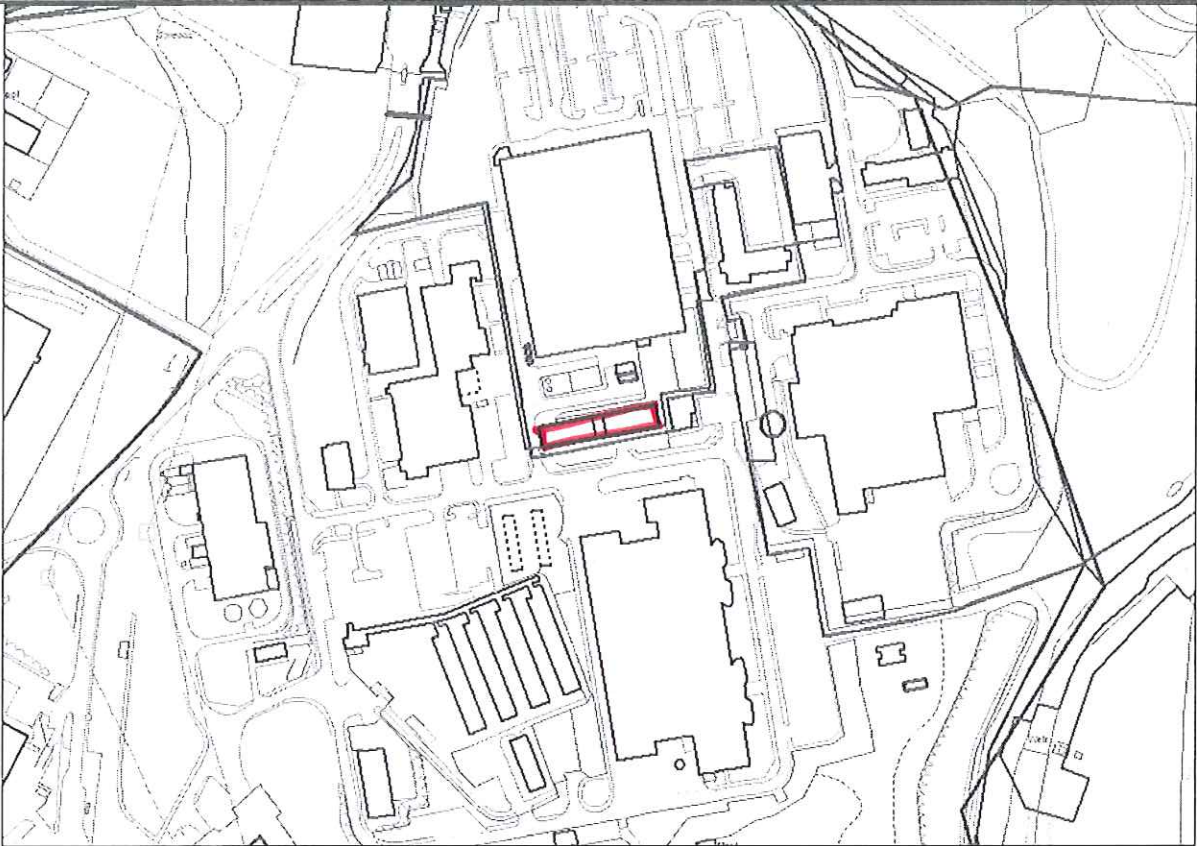


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 09/11/2011

Application Number:	4/11/2474/OF1
Application Type:	Full : CBC
Applicant:	Sellafield Limited
Application Address:	SELLAFIELD, SEASCALE
Proposal	RENEWAL OF TEMPORARY PLANNING PERMISSION 4/08/2378/0 FOR A TWO STOREY PREFABRICATED BUILDING TO SERVE AS OFFICE ACCOMMODATION
Parish:	Beckermet
Recommendation Summary:	Approve



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The Proposal

Renewal of permission is sought for a further temporary period for the retention of a large two storey block of offices within the licensed Sellafield Site. The original permission for the buildings was granted in 1999 in association with the commissioning of the Sellafield Technology Centre and then renewed in 2008 (4/08/2378/0F1 refers). It expired at the end of September this year.

The buildings comprise of a set of two double storey blocks each 30m long by 12m wide. They are located 5m apart and linked at first floor level by a walkway having an overall height of approximately 7.5m. Combined they provide a total floor area of 1450 square metres.

Externally the buildings take the form of a prefabricated timber framed modular design finished in a tan textured paint with white PVC windows and doors.

The purpose of the buildings is to provide a manageable facility for site emergency arrangements and currently accommodate some 90 essential staff.

Planning Policy

DEV 6: Sustainability in Design is the key adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009) Policy which is relevant to the consideration of this application. This advocates high quality sustainable design being achieved in all developments within the Borough.

Assessment

It is considered that the retention of these office buildings for a further temporary period will have no significant environmental impact, given their location adjacent to larger scale industrial buildings within the site and the continuing need for their use for on-site essential staff. They are therefore considered to represent an acceptable form of development in compliance with Policy DEV 6 of the Local Plan.

It is noted that in this instance the applicants have requested the retention of the buildings for a further 15 years. However, in view of the current recognised requirement, agreed in the Sellafield Accommodation Strategy, to relocate non essential staff off site a shorter review period is considered reasonable. This will ensure adequate control is retained over the use of the buildings should the need for this facility change in the interim period.

Recommendation:-

Approve

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:-

Design and Access Statement for Planning Renewal Purposes, Ref PLC/BCC/1456, by Sellafield Ltd, received 26 September 2011.

Ground & First Floor Plans, drawing no. 1 BE 2749449 Mod A, received 26 September 2011.

Elevations, drawing no 1 BE 2749450, received 26 September 2011.

Location Plan, drawing no 1 BE 2699339 Rev A, received 26 September 2011.

Reason

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

2. Permission shall expire on 30 November 2016. At or before the expiration of this period the buildings shall be removed from the site and the land reinstated in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority unless prior written consent has been obtained from the Local Planning Authority for its retention.

Reason

The use hereby approved is not considered appropriate as a permanent form of development and the Local Planning Authority would wish to review the matter at the end of the temporary period stated..

Reason for decision:-

The retention of these large two storey prefabricated office buildings within the licensed Sellafield Site for the purpose of housing essential on site staff for a further five year temporary period is considered to represent an acceptable form of development in compliance with Policy DEV 6 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009).

ITEM NO: 5.

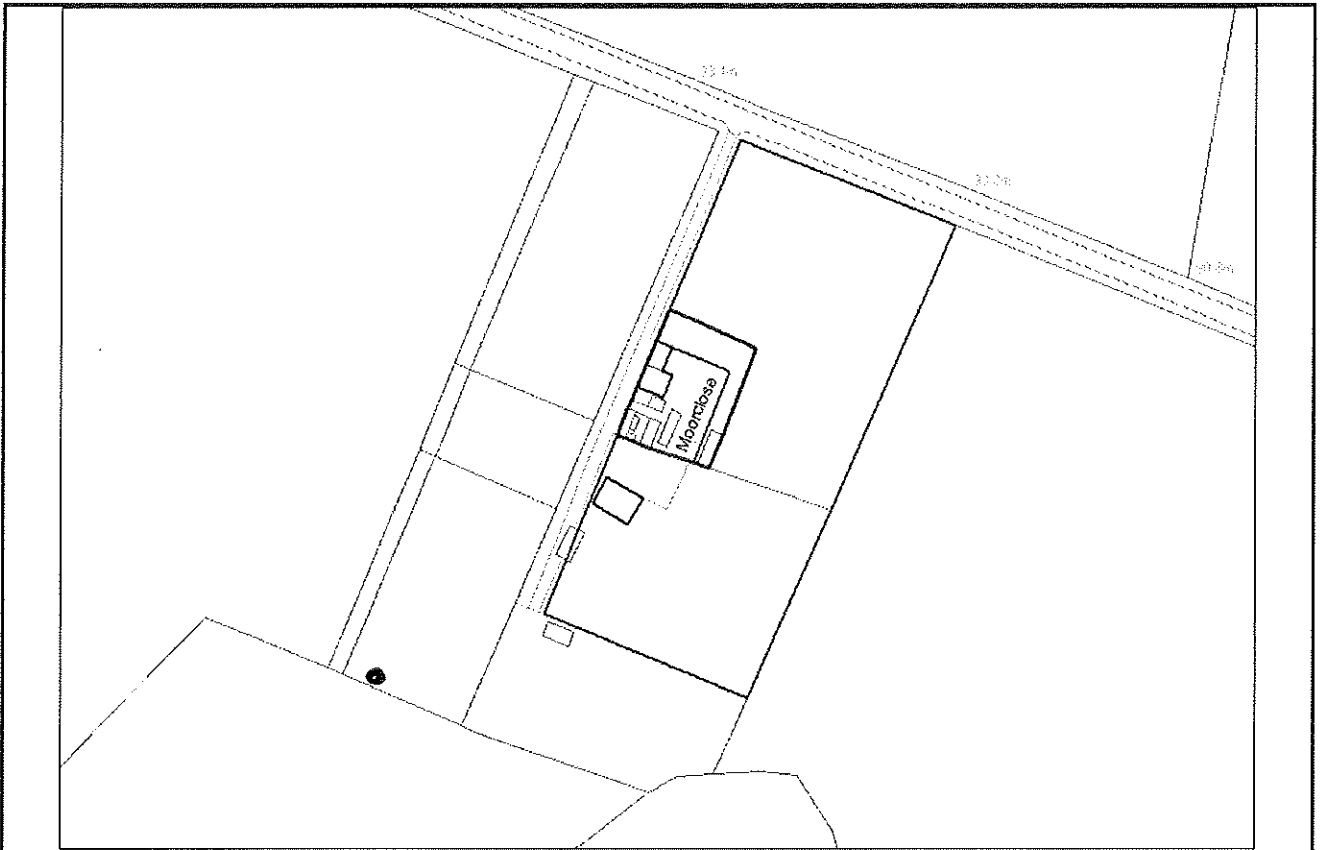


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 09/11/2011

Application Number:	4/11/2478/0F1
Application Type:	Full : CBC
Applicant:	J Paul
Application Address:	LAND AT MOOR CLOSE, OUTRIGG ROAD, ST BEES/EGREMONT
Proposal	ERECTION OF A MICRO WIND GENERATOR
Parish:	St. Bees
Recommendation Summary:	Approve (commence within 3 years)



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The Proposal

Permission is sought to erect a single 5 kw micro wind turbine on a green field adjacent to an isolated small holding on Outrigg Road near St Bees. The site comprises a relatively level paddock currently used for grazing horses which is located some 95 m southwest of the main building group consisting of the applicant's farmhouse and outbuildings.

In terms of detail the proposed turbine will be a three blade design with a diameter of 5.5 m. It will be mounted on a single 12 m high galvanised tower and have a total ground to tip height of 14.5 m. Externally the blades and tower will be finished in 'squirrel grey' and be positioned on a small concrete base.

The purpose of the turbine is to generate electricity for the house and family run bed and

breakfast. It may also generate a small income from the sale of excess electricity to the national grid.

Access to the site would be via the adjacent Outrigg Road then off the existing site access track and into the field.

The application is accompanied by a Supporting Planning Statement which assesses the effect of the proposal on issues relating to landscape, noise, ecology and hydrology, built and cultural heritage and public safety and security.

Consultations

Highway Authority – no objections

Environmental Health – this is awaited and will be reported verbally to the Panel.

Planning Policy

The following documents are considered relevant to the assessment of this application:

Planning Policy Statement 22 (PPS 22) 'Renewable Energy' sets out the Governments Policies for renewable energy which local planning authorities should take into account when making decisions on planning applications. Planning for Renewable Energy: A Companion Guide to PPS 22 provides practical guidance as to how these policies should be implemented. Key Principle 1 of PPS 22 paragraph (i) and (iv) are particularly relevant, the former cites that 'renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily', whilst the latter; 'the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.'

The Companion Guide also advises on how to evaluate renewable energy applications in order to arrive at an objective view and that landscape and visual effects should be assessed on a case by case basis.

Cumbria Wind Energy Supplementary Planning Document, adopted 2008, developed jointly by the Cumbrian Local Planning Authorities to support policy implementation and provide consistent guidance for wind energy development provides locational guidance for wind farm development; acknowledges that Cumbria has a high quality environment and advocates that future decisions are made against a robust assessment of landscape capacity based on landscape character, sensitivity and value.

Policy EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009) are specifically relevant. The former supports renewable energy developments and sets out the criteria against which all proposals for renewable energy are to be considered. This is set out below:

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

- 1) That there would be no significant adverse visual effects.
- 2) That there would be no significant adverse effects on landscape or townscape character and distinctiveness.
- 3) That there would be no adverse impact 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 minimised and dealt with using a suitable means of disposal.
- 8) There would be no adverse unacceptable conflict with any existing recreational facilities and their access routes.
- 9) That they would not give rise to any unacceptable cumulative effects when considered against any previous extant planning approvals for renewable energy development or other existing / approved utility infrastructure in the vicinity.

Policy EGY 2 specifically refers to wind energy and requires that such proposals meet the criteria set out in EGY 1 above as well as providing for the removal of the turbines when they cease to be operational and site restoration.

The recent Draft National Policy Framework, published 25 July 2011, advocates an overall presumption in favour of sustainable development. It cites that the primary objective of development management is to foster the delivery of sustainable development and not hinder or prevent it. It also reinforces the assertion that the planning system is plan led and that local plans are the starting point for the determination of any planning application. However, as this is only a consultation document and is likely to be subject to change before it is adopted little weight is given to it in the assessment of this application.

Assessment

The information contained in the supporting Planning Statement concludes that due to the relatively small scale nature of this single 14.5 m turbine and its location on this relatively isolated small holding well away from non associated residences, it is unlikely that it will have any significant effects in relation to issues of noise, ecology, access, hydrology, shadow flicker, cultural heritage and electromagnetic interference, a view which is not in this instance contested.

The key issue which warrants careful consideration though is the likely impact of the proposal on the character and appearance of the landscape.

Cumbria Landscape Character Guidance and Toolkit, March 2011, identifies the site and land in the vicinity as Type 4 'Coastal Sandstone' which is defined as dramatic exposed sandstone cliff scenery at St Bees Head and beyond, to the south are rolling coastal hills and inland farmed plateau. In respect of development it accepts that wind energy development could take place here due to the exposed coastal location.

The area also lies in an area of County Landscape Importance but mindful of the guidance contained in PPS 22 this in itself should not be used to refuse development for renewables.

It is considered, on balance, that in this instance long distance and wider views would be limited to some extent by the existing topography and shielded by the backdrop to the south of woodland adjacent to the applicant's small holding. This topography, together with the slim profile and modest height of the turbine at 14.5 m, would limit its visual impact to the extent that it would not have an adverse affect on the character and appearance of the landscape. Whilst it would be seen, it would not be an overly significant or prominent feature on the landscape and, as such, is considered to accord with PPS 22 and Policies EGY 1 and EGY 2 of the Local Plan.

Recommendation:-

Approve

Conditions

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

Reason

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

2. 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:-

Design and Access Statement & Supporting Information, by Sustainable Energy Systems Ltd, received 3 October 2011.

Location Plan, scale 1:1250, received 3 October 2011.

Location Plan, scale 1:500, received 3 October 2011.

Site Plan & Montage – Moor Close, received 3 October 2011.

Technical Details of the Turbine, received 3 October 2011.

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. This permission is for a period not exceeding 20 years from the date that electricity from the development is first connected into the National Grid. Within 6 months of the cessation of electricity generation at the site (or the expiry of this permission, whichever is the sooner), all development shall be removed from the site and the land restored in accordance with a scheme which shall have the prior written approval of the Local Planning Authority.

Reason

To ensure that possible dereliction and unsightliness is avoided.

Reason for decision:-

The erection of a modest 14.5 m high single turbine in this isolated location, adjacent to a small holding near St Bees, is considered to represent an acceptable form of renewable energy development in accordance with Planning Policy Statement 22 'Renewable Energy' and Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009).

ITEM NO: 6.

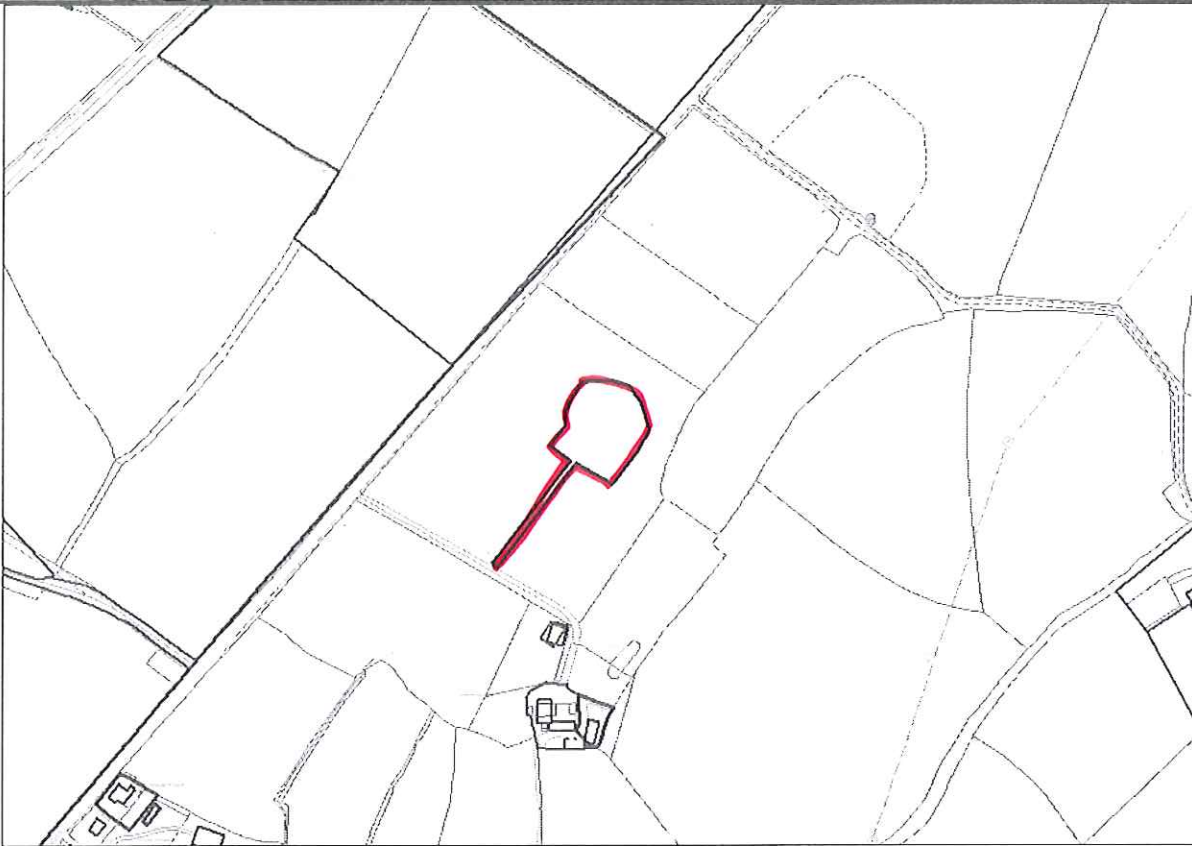


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 09/11/2011

Application Number:	4/11/2480/0F1
Application Type:	Full : CBC
Applicant:	Mrs M Fitzpatrick
Application Address:	LAND AT GREEN HOUSE FARM, LOWCA, WHITEHAVEN
Proposal	ERECTION OF A WIND TURBINE (GRID REF: 298705 522380)
Parish:	Lowca
Recommendation Summary:	Refuse



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INTRODUCTION

This application relates to an open area of agricultural land associated with Green House Farm. The farm consists of a small group of buildings and lies approximately 350 metres to the north of Lowca.

THE PROPOSAL

Planning permission is sought to erect a single 500kw wind turbine on the agricultural land to the north of the farm. The turbine is to have three blades which will be supported on a 55.6 metre high tower. The blades will have a diameter of 48 metres, giving an overall height to blade tip of 79.6 metres. Externally the turbine will be finished in a pale grey matt colour.

An assembly and crane platform is to be constructed adjacent to the turbine. Two small equipment cabins are also to be constructed at the base of the turbine. Each will cover a floor area of 9 sq metres and will be a maximum height of 2.8 metres.

A new surfaced track extending to 90 metres in length will be constructed across the field to link the site to the existing lane which currently serves Green House Farm. This lane joins onto the Lowca to Harrington Road 100 metres to the east. Connection cables to the local grid will be via underground ducting.

The purpose of the facility is to reduce the farms financial overheads and reduce carbon emissions.

The application is accompanied by a Planning Statement & Environmental Report, Visual Impact Assessment, Noise Assessment, Shadow Flicker Assessment and a Habitat Survey.

The site location is justified in the applicants supporting case on the basis that it would provide the necessary balance between capturing the wind resource and protecting the local environment. They consider that the proposal would have a moderate to low impact on the landscape and that the area has the capacity to absorb the proposed turbine. Visually the turbine would only have a localised impact in the area between Whitehaven and Workington and from the A595.

The noise and shadow flicker assessments conclude that the proposal complies with established guidelines and it would have no shadow or noise impacts on residential amenities of adjoining properties.

The Habitat Survey concludes that there would be little impact on any important or protected habitat.

CONSULTATIONS

The following consultation responses have been received to date:

Highways Control Officer – No objections from a highways perspective. The highways details set out in the traffic management plan are acceptable. The applicant will need to ensure public right of way no 413002 which runs along the access track to the farm should remain unobstructed at all times.

PLANNING POLICY

The following documents are considered relevant and material to the assessment of this application:

Planning Policy Statement 22 (PPS22) 'Renewable Energy' sets out the Governments Policies for renewable energy which local planning authorities should take into account when making decisions on planning applications. Planning for Renewable Energy: A Companion Guide to PPS22 provides practical advice as to how these policies can be implemented. Key Principle 1 of PPS22 paragraph (i) and (iv) are particularly relevant, the former cites that 'Renewable energy

developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily` whilst the latter; `the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.` The Companion Guide also advises on how to evaluate renewable energy applications in order to arrive at an objective view and that landscape and visual effects should be assessed on a case by case basis.

Cumbria Wind Energy Supplementary Planning Document, adopted 2008, developed jointly by the Cumbrian local planning authorities to support policy implementation and provide consistent guidance for wind energy development provides locational guidance for wind farm development; acknowledges that Cumbria has a high quality environment and advocates that future decisions are made against a robust assessment of landscape capacity based on landscape character, sensitivity and value.

Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009) are specifically relevant. The former supports renewable energy developments and sets out the criteria against which all proposals for renewable energy are to be considered. This is set out below:

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

1. That there would be no significant adverse visual effects.
2. That there would be no significant adverse effects on landscape or townscape character and distinctiveness.
3. That there would be no adverse impact 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 minimised and dealt with using a suitable means of disposal.
8. There would be no adverse unacceptable conflict with any existing recreational facilities and their access routes.
9. That they would not give rise to any unacceptable cumulative effects when considered against any previous extant planning approvals for renewable energy development or other existing/ approved utility infrastructure in the vicinity.

Policy EGY 2 refers specifically to wind energy and requires that such proposals meet the criteria set out in EGY 1 above as well as providing for the removal of the turbines when they cease to be operational and site restoration.

The recent Draft National Policy Framework, published 25 July 2011, advocates an overall presumption in favour of sustainable development. It cites that the primary objective of development management is to foster the delivery of sustainable development and not hinder or prevent it. It also reinforces the assertion that the planning system is plan-led and that local plans are the starting point for the determination of any planning application – as is the case in the assessment of this application. However, as this is only a consultation document and is likely to be subject to change before it is adopted little weight is given to it in the consideration of this application.

ASSESSMENT

It is accepted in this instance from the supporting documentation accompanying the application that it is likely there would be no negative effects of erecting such a large single turbine in this location in relation to the issues of ecology, noise, shadow flicker, aviation and communications, transport and access and heritage / archaeology as detailed below:

- 1) Ecology: Given that the land is farmed / disturbed and the site is over 50m from an existing hedgerow and does not have any special wildlife designation the turbine is unlikely to adversely affect any wildlife interests. Providing the turbine is sited at least 50 metres away from the hedgebanks there is unlikely to be a significant impact on the bat populations.
- 2) Noise: The supporting case contends that any noise arising from the turbine in operation would be below the recommended level and would have no impact on surrounding properties - this is awaiting verification by our Environmental Health Officer.
- 3) Shadow Flicker: The accompanying assessment concludes that only two properties may be affected and this impact is considered to be negligible.
- 4) Aviation and Communications. No MOD or aviation concerns are envisaged. Telecommunications and television interference investigations have revealed that the proposed turbine would have no impact on services in the area.
- 5) Transport and Access. Access to the site already exists and the Highway Authority raise no objections to the proposal. Whilst construction would increase traffic movements to the site this would only be temporary. Operational traffic will be insignificant.
- 6) Heritage and Archaeology. There are no conservation areas, ancient monuments or listed buildings likely to be affected in the vicinity.

However, despite the above there are significant concerns relating to landscape and visual effects of the proposal which are material and deemed to carry considerable weight as assessed below:

Impact on the Landscape.

The effect of the proposed wind turbine on the character and appearance of the surrounding rural landscape is considered to be the key issue in assessing this application.

The site comprises an elevated green field location, open in character.

Cumbria Landscape Character Guidance and Toolkit, March 2011, identifies the site and land in the vicinity as Type 5 'lowland low farmland' – a large scale open landscape which is sensitive to both incremental and planned development and agricultural change. The vision is that the key feature as a well maintained working landscape will be conserved and enhanced. There is concern that without careful control parts of this sub type could become defined by wind energy development which could change the areas character. It advocates that wind energy development should be carefully sited and designed to prevent this becoming an energy landscape and specifically advises that prominent locations should be avoided and appropriate mitigation employed. This proposal is for a tall structure, some 79.6 metres in overall height, in a prominent and elevated location which is wide open to views from both the immediate and wider locality. It is noted that there are electricity pylons within this locality. However these are smaller in scale than the turbine proposed and are also sited away from the higher ground which reduces their overall impact. In my opinion, the proposed turbine would constitute an isolated and prominent feature incongruous in its surroundings and, as a result, have a materially harmful effect on the character and appearance of the surrounding rural landscape contrary to criterion 2 of Policy EGY 1 of the local plan.

Visual and Cumulative Impacts

In terms of visual impact it is considered that the siting of one large 79.6 metre high turbine, which is larger than the average domestic turbine, in such a prominent rural location on an elevated site on the rise of a hill in open countryside within close proximity to the A595 and the predominantly residential settlement of Lowca would have an unacceptable adverse visual impact on the immediate and wider rural landscape at variance with criterion 1 of Policy EGY 1 of the local plan.

As the site lies in close proximity to the existing wind farm at Lowca and also has intervisibility with the recently constructed wind farm at Pica and the off shore wind farm at Robin Rigg this proposal also raises cumulative impacts. The submitted documentation does not provide a thorough assessment of this issue. On balance it is considered that the erection of another wind turbine in close proximity to the Lowca wind farm would accentuate the impact of this proposal on the smaller settlement of Lowca and the general visual amenity of the area which is likely to affect people's experience of the area.

CONCLUSION

Taking the above into account, it is considered that the effect of the proposal on the landscape and its visual and cumulative impact in this instance outweigh the positive benefits. In my opinion the proposed siting of a large turbine in such a prominent and visually sensitive setting

in open countryside would have a materially harmful effect on the character and appearance of the surrounding rural landscape contrary to Policy EGY 1 of the local plan.

Recommendation:-

Refuse

Reason for decision:-

The proposed siting of one large turbine, some 79.6 metres in overall height, would introduce an isolated, prominent feature incongruous in its surroundings which would have a materially harmful effect on the character and appearance of the surrounding rural landscape, contrary to Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009) and the advice contained in Planning Policy Statement 22 "Renewable Energy".

ITEM NO: 7.

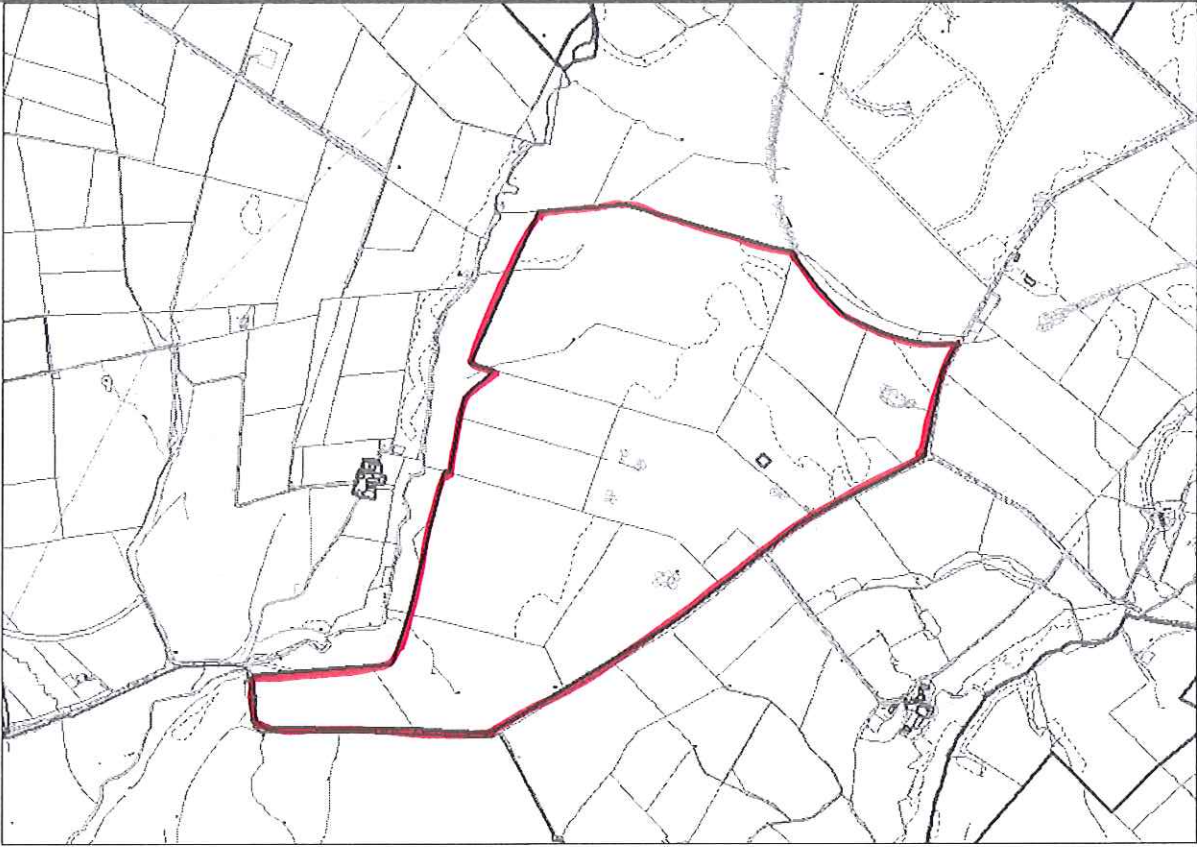


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 09/11/2011

Application Number:	4/11/2485/OF1
Application Type:	Full : CBC
Applicant:	Banks Renewables (Weddicar Rigg Wind Farm) Ltd
Application Address:	LAND TO THE WEST OF STEEL BROW ROAD, (KNOWN AS WEDDICAR RIGG), ARLECDON, FRIZINGTON
Proposal	CONSTRUCTION AND OPERATION OF A WIND FARM CONSISTING OF 6 No WIND TURBINES, CONTROL BUILDING, ANEMOMETER MAST & ASSOCIATED ACCESS TRACKS FOR AN OPERATIONAL PERIOD OF 25 YEARS
Parish:	Weddicar, Moresby, Arlecdon and Frizington
Recommendation Summary:	Site Visit



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INTRODUCTION

This application relates to an elevated area of land known as "Weddicar Rigg" which lies to the east of Moresby Parks.

An existing anemometer mast is currently in place on the site. This mast was approved in 2006 under reference 4/06/2682/0F1.

PROPOSAL

Planning permission is sought for the siting of six wind turbines which it is proposed will be retained on site for a maximum time period of 25 years. The turbines will be of a three bladed design with each blade having a total length of 47 metres. The blades will be supported on 68.5

metre high towers, giving each turbine a total height of 115 metres to blade tip. The turbines are to be light grey in colour.

Underground cabling from each turbine will run adjacent to the tracks and will connect up to an on site control building from where the energy generated will be exported to the local grid. The control building will be 3.5 metres in height and will cover a ground area of approximately 84 sq metres.

A temporary lay down area and construction compound are to be created to allow the accumulation of plant and turbine parts on the site and also provide on site office and mess facilities. This will cover an area approximately 40 metres x 70 metres and would be enclosed by a security fence. A crane pad will be constructed adjacent to each turbine to accommodate the necessary equipment to erect the tower and blades for each structure.

Access to the site will be achieved off the unclassified road which links Moresby Parks and Arlecdon. Within the site the turbines will be accessed from an internal track which will link all the turbines. This track will cover a total area of 3 km and would have a maximum width of 5 metres. The tracks will be surfaced with crushed stone. Following construction it is proposed that the tracks will be narrowed to 3 metres in width but will be maintained for maintenance purposes.

It is also proposed to erect a 70 metre high anemometer mast on the site. This will be of a slim lattice tower design.

It is proposed that each turbine will have a generating capacity of 2.0 MW. This is anticipated to have an energy output of 44.7 GW per annum which would be sufficient electricity to supply up to 9510 households per year. This has the potential to offset the emission of up to 19221 tonnes of CO₂ per annum, equating to up to 480525 tonnes of gas over the lifespan of the project.

The following information has been submitted with the application:-

- detailed layout and elevation plans to illustrate the turbines and their siting
- Photomontages and zones of theoretical visibility (ZTV) to illustrates the turbines in the landscape, predict the areas of visibility and also illustrate cumulative impacts with other existing wind farm sites
- a planning statement
- a design evolution and site selection statement
- a summary of the community engagement undertaken
- an environmental statement
- a landscape technical report
- a residential amenity statement

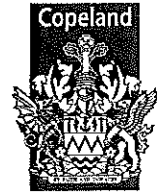
- ecological report
- ornithological report
- a noise report
- cultural heritage report
- traffic and transport report
- aviation study
- ground condition report
- radio communication consultation
- shadow flicker report
- draft environmental plan

As this application relates to a prominent site in open countryside which raises significant issues relating to landscape and visual impacts, noise and ecology it is recommended that Members take the opportunity to visit the site to fully appraise all the relevant and material planning considerations before determining the application.

Recommendation:-

Site Visit

ITEM NO: 8.



To: PLANNING PANEL

Development Control Manager

Date of Meeting: 09/11/2011

Application Number:	4/11/2505/OF1
Application Type:	Full : CBC
Applicant:	Cumbria County Council
Application Address:	LAND NORTH OF BRANSTY ROW & ADJACENT TO STATION ROAD, WHITEHAVEN
Proposal	DEVELOPMENT OF A TRANSPORT INTERCHANGE, INCLUDING BUS STOPS AND LAYOVER, PASSENGER WAITING FACILITIES AND A CAR PARKING AREA
Parish:	Whitehaven
Recommendation Summary:	Site Visit

a two way vehicular access off Bransty Row which serves the car park, the PFS, a garage repair business as well as the town's railway station and associated car park beyond.

The intention is to demolish the PFS, realign and widen the junction off Bransty Row and provide a new public transport interchange for buses. A new raised pedestrian table crossing will be provided at the junction. The submitted layout plan also shows a new 52 bay parking area in front of the railway station which also forms part of the application.

In terms of physical development this will involve the creation of a bus circulation area with three bus bays positioned to the western section of the site, and a bus waiting/ layover area to the east. Through the centre of this a link road will run diagonally from the realigned junction to the railway station. Alongside the bus bays three bespoke glazed bus shelters are proposed. A prominent covered cycle stand with provision for some 16 bikes will be located to the northwest boundary. Pedestrian access will be facilitated to the western side of the interchange to and from the railway station and the bus stops via a landscaped walkway. The intention is that this will link up with the proposed 'public plaza' that is currently in its design infancy which will be implemented when the neighbouring Tesco site is redeveloped, the overall wider aim being to create a seamless link between the interchange and the Millenium Promenade. In front of the cycle stand a notional area has been indicated for the later provision of a building aimed at accommodating a bus employee rest facility as well as possibly public toilets and an information point.

On the opposite side, behind the bus waiting area (bus layover), a new 1 in 12 gradient cycle ramp will be constructed to allow unimpeded access for the existing 'C2C' cycle way from Bransty Road. Pedestrian access is provided adjacent via a new 1in 10 gradient footway. Complementary street furniture is proposed throughout the area along with dedicated soft landscaping to enhance the character of the scheme.

CONSULTATIONS

The evaluation of this application is at an early stage and formal responses from statutory consultees and interested parties are yet to be received.

PLANNING POLICY

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

DEV 1: Sustainable Development and Regeneration. Underpinning policy which requires all development to be sustainable and comply generally with the Local Plan's aims and objectives.

DEV 2: Key Service Centres. Guides all development in the Borough to key service centres including Whitehaven.

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

DEV 8: Major Development. This policy relates specifically to major developments.

TSP 4: Measures to improve Public Transport. Permits measures which support and improve such services.

TCN 9: Whitehaven Town Centre Strategy. Sets out the key objectives to help transform the town to an attractive visitor destination and Criterion 5 specifically identifies the requirement for a new bus/rail interchange to serve the town.

RECOMMENDATION

In view of the local significance of this proposal, together with the fact it realises the long awaited opportunity to transform the northern entrance / `gateway` to the town, it is recommended that Members visit the site to fully appraise all the relevant issues before the application is determined.





Recommendation:-


Site Visit

Date From 04/10/2011 

Date To 27/10/2011 

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List of Delegated Decisions

Selection Criteria:

From Date: 04/10/2011

To Date: 27/10/2011

Printed Date: Thursday, October 27, 2011

Printed Time: 2:57 PM

Application Number	4/11/2330/0F1
Applicant	Mr R Musson
Location	BRIDGE END COTTAGE, CALDERBRIDGE, SEASCALE
Proposal	ERECTION OF HANDRAIL TO EDGE OF DECKING (RETROSPECTIVE)
Decision	Approve (commence within 3 years)
Decision Date	7 October 2011
Dispatch Date	7 October 2011
Parish	Ponsonby

Application Number	4/11/2380/0F1
Applicant	Yew Tree (Cumbria) Ltd
Location	UNIT 7, FLEATHAM FARM, ST BEES
Proposal	AMENDMENT TO PREVIOUSLY APPROVED SCHEME (4/06/2540/0) TO INCLUDE A SINGLE STOREY EXTENSION ON EASTERN GABLE
Decision	Approve (commence within 3 years)
Decision Date	25 October 2011
Dispatch Date	25 October 2011
Parish	St. Bees

Application Number	4/11/2390/0F1
Applicant	Mr R Nicholson
Location	PLOT ADJACENT TO 8 HOMEWOOD DRIVE, THE GROVES, WHITEHAVEN
Proposal	DETACHED DWELLING - TWO STOREY SPLIT LEVEL
Decision	Approve (commence within 3 years)
Decision Date	4 October 2011
Dispatch Date	4 October 2011
Parish	Whitehaven

Application Number	4/11/2398/0F1
Applicant	Mr J Brough
Location	LAND AT TOWN HEAD FARM, NETHERTOWN, EGREMONT
Proposal	SLURRY LAGOON
Decision	Approve (commence within 3 years)
Decision Date	7 October 2011
Dispatch Date	7 October 2011
Parish	Lowside Quarter

Application Number	4/11/2400/OA1
Applicant	Caversham Trading Ltd, T/A Brighouse
Location	66 KING STREET, WHITEHAVEN
Proposal	ERECTION OF FASCIA SIGN AND DOUBLE SIDED PROJECTING SIGN (RETROSPECTIVE)
Decision	Approve Advertisement Consent
Decision Date	7 October 2011
Dispatch Date	7 October 2011
Parish	Whitehaven

Application Number	4/11/2401/0F1
Applicant	Bigrigg Nursery and Soft Play
Location	SOUTHAM FARM, BIGRIGG, EGREMONT
Proposal	CHANGE OF USE FROM SHOWROOM AND WORKSHOP/STORE INTO A NURSERY AND SOFT PLAY AREA

Decision	Approve (commence within 3 years)
Decision Date	6 October 2011
Dispatch Date	6 October 2011
Parish	Egremont

Application Number	4/11/2404/0F1
Applicant	Mr P Bradburn
Location	3 ABBOTTS WAY, ST BEES
Proposal	CONSTRUCTION OF NEW DORMER ON FRONT & REAR ELEVATIONS TO CONVERT LOFT INTO HABITABLE SPACE
Decision	Approve (commence within 3 years)
Decision Date	6 October 2011
Dispatch Date	6 October 2011
Parish	St. Bees

Application Number	4/11/2405/001
Applicant	Minotaur Construction Ltd
Location	LAND ADJACENT TO FRIZINGTON VETERANS CLUB, LINDOW STREET, FRIZINGTON
Proposal	OUTLINE APPLICATION FOR 5 NO. THREE BEDROOMED TERRACED HOUSES (RE-SUBMISSION)
Decision	Approve in Outline (commence within 3 years)
Decision Date	13 October 2011
Dispatch Date	13 October 2011
Parish	Arlecdon and Frizington

Application Number	4/11/2406/0F1
Applicant	Mr A Mellen
Location	FORMER HAULAGE YARD, ADJACENT TO 73 MAIN STREET, HAVERIGG, MILLOM
Proposal	DEMOLITION OF EXISTING HAULAGE BUILDING & ERECTION OF A DWELLING (RE-SUBMISSION)
Decision	Refuse
Decision Date	14 October 2011
Dispatch Date	14 October 2011
Parish	Millom

Application Number	4/11/2407/0F1
Applicant	Mr Harrison
Location	3 MOOR PLACE, FRIZINGTON
Proposal	ERECTION OF PORCH TO FRONT
Decision	Refuse
Decision Date	7 October 2011
Dispatch Date	7 October 2011
Parish	Arlecdon and Frizington

Application Number	4/11/2409/0F1
Applicant	Mr R Tait
Location	THE ROYAL BRITISH LEGION, CHURCH ROAD, DISTINGTON
Proposal	PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF DWELLINGS - FORMER STEWARDS ACCOMMODATION AND THE ROYAL BRITISH LEGION
Decision	Approve (commence within 3 years)
Decision Date	7 October 2011

Dispatch Date	7 October 2011
Parish	Distinguon

Application Number	4/11/2410/OF1
Applicant	Mr K and Mrs J Case
Location	BARN ADJACENT TO BANKFIELD BUNGALOW, KIRKSANTON, MILLOM
Proposal	BARN CONVERSION WITH TWO STOREY EXTENSION
Decision	Refuse
Decision Date	17 October 2011
Dispatch Date	17 October 2011
Parish	Whicham

Application Number	4/11/2412/OF1
Applicant	Mr and Mrs M O'Neil
Location	25 SPRINGFIELD AVENUE, WHITEHAVEN
Proposal	REMOVAL OF EXISTING GARAGE, DOUBLE STOREY EXTENSION TO SIDE & REAR AND PORCH TO FRONT
Decision	Approve (commence within 3 years)
Decision Date	10 October 2011
Dispatch Date	10 October 2011
Parish	Whitehaven

Application Number	4/11/2413/OF1
Applicant	Messrs C R & A G Blomfield
Location	WOODLAND NURSERIES, STAMFORD HILL, LOWCA, WHITEHAVEN
Proposal	DEMOLITION OF AN EXISTING DWELLING AND THE ERECTION OF A REPLACEMENT DWELLING
Decision	Approve (commence within 3 years)
Decision Date	7 October 2011
Dispatch Date	7 October 2011
Parish	Lowca

Application Number	4/11/2414/TPO
Applicant	Mr and Mrs I Jones
Location	1 BECK BROW, HAILE, EGREMONT
Proposal	REMOVAL OF 4 ASH, 1 OAK & 1 HORNBEAM TREE PROTECTED BY A TREE PRESERVATION ORDER
Decision	TREE PRESERVATION APPROVE
Decision Date	19 October 2011
Dispatch Date	19 October 2011
Parish	Haile

Application Number	4/11/2415/OF1
Applicant	Mr R Kearney
Location	55 THORNTON ROAD, WHITEHAVEN
Proposal	SUNROOM/CONSERVATORY TO REAR OF PROPERTY
Decision	Approve (commence within 3 years)
Decision Date	18 October 2011
Dispatch Date	18 October 2011
Parish	Whitehaven

Application Number	4/11/2417/OG1
Applicant	Mr D Simpson
Location	AIRON HOUSE, MILL PARK, GREEN HILL ROAD, MILLOM

Proposal	REMOVAL OF CONDITION 3 OF PLANNING APPLICATION 4/01/0125/001
Decision	Approve removal of condition
Decision Date	25 October 2011
Dispatch Date	25 October 2011
Parish	Millom Without

Application Number	4/11/2418/0F1
Applicant	Stobbarts Limited
Location	JACKSON TIMBER LTD, HOWGILL STREET, WHITEHAVEN
Proposal	INSTALLATION OF EVA SOLAR MODULES
Decision	Approve (commence within 3 years)
Decision Date	26 October 2011
Dispatch Date	26 October 2011
Parish	Whitehaven

Application Number	4/11/2419/0F1
Applicant	Mr J and Mrs K Smallman
Location	41 NORBECK PARK, CLEATOR MOOR
Proposal	TWO STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	7 October 2011
Dispatch Date	7 October 2011
Parish	Cleator Moor

Application Number	4/11/2421/0B1
Applicant	Western Lakes Limited
Location	WHITEHAVEN GOLF CLUB, RED LONNING, WHITEHAVEN
Proposal	APPLICATION FOR AMENDMENT OF CONDITION 9 FOLLOWING GRANT OF PLANNING PERMISSION 4/08/2417/0F1 (SITING OF 28 CHALETS)
Decision	Approve
Decision Date	7 October 2011
Dispatch Date	7 October 2011
Parish	Whitehaven

Application Number	4/11/2422/0B1
Applicant	Western Lakes Limited
Location	WHITEHAVEN GOLF CLUB, RED LONNING, WHITEHAVEN
Proposal	APPLICATION FOR AMENDMENT OF CONDITION 8 FOLLOWING GRANT OF PLANNING PERMISSION 4/08/2418/0F1 (11 CHALETS)
Decision	Approve amendment of condition
Decision Date	7 October 2011
Dispatch Date	7 October 2011
Parish	Whitehaven

Application Number	4/11/2423/0F1
Applicant	Mrs J Graham
Location	51 SOUTH STREET, EGREMONT
Proposal	REPLACEMENT SHOP FRONT & DOOR
Decision	Refuse
Decision Date	27 October 2011
Dispatch Date	27 October 2011
Parish	Egremont

Application Number	4/11/2424/0F1
Applicant	Mr M Graham
Location	5 TANGIER STREET, WHITEHAVEN
Proposal	REPLACEMENT SHOP FRONT
Decision	Approve (commence within 3 years)
Decision Date	25 October 2011
Dispatch Date	25 October 2011
Parish	Whitehaven

Application Number	4/11/2425/0L1
Applicant	Mr R Lowrey
Location	89 MAIN STREET, HENSINGHAM, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR THE INSTALLATION OF A VELUX ROOF WINDOW ON REAR ELEVATION
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	25 October 2011
Dispatch Date	25 October 2011
Parish	Whitehaven

Application Number	4/11/2427/0L1
Applicant	Mrs G Miller
Location	1 CROSS STREET, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT TO REPLACE RAILINGS AT FRONT OF PROPERTY
Decision	Refuse Listed Building Consent
Decision Date	26 October 2011
Dispatch Date	26 October 2011
Parish	Whitehaven

Application Number	4/11/2429/0F1
Applicant	Parton United AFC
Location	THE PLAYING FIELD, ADJACENT RAMSEY DRIVE, PARTON, WHITEHAVEN
Proposal	REMOVE DILAPIDATED CHANGING FACILITIES & REPLACE WITH NEW CHANGING FACILITIES
Decision	Approve (commence within 3 years)
Decision Date	25 October 2011
Dispatch Date	25 October 2011
Parish	Parton

Application Number	4/11/2430/0F1
Applicant	Mr David Blacker
Location	THE LEGION, BRANSTY ROAD, BRANSTY, WHITEHAVEN
Proposal	APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF THE LEGION, BRANSTY
Decision	Approve (commence within 3 years)
Decision Date	7 October 2011
Dispatch Date	7 October 2011
Parish	Whitehaven

Application Number	4/11/2431/0F1
Applicant	Mrs K Parkinson
Location	27 HIGHFIELD ROAD, CLEATOR MOOR
Proposal	ERECTION OF SINGLE STOREY EXTENSION TO SIDE
Decision	Approve (commence within 3 years)
Decision Date	10 October 2011

Dispatch Date	10 October 2011
Parish	Cleator Moor

Application Number	4/11/2434/0F1
Applicant	Mrs J Edgar
Location	9 BECK RISE, BECKERMET
Proposal	FIRST FLOOR EXTENSION OVER EXISTING GARAGE
Decision	Approve (commence within 3 years)
Decision Date	26 October 2011
Dispatch Date	26 October 2011
Parish	Beckermest

Application Number	4/11/2436/0F1
Applicant	Mr J Smith
Location	12 CUMBERLAND CLOSE, MILLOM
Proposal	SINGLE STOREY EXTENSION TO SIDE AND ERECTION OF DETACHED PREFABRICATED GARAGE
Decision	Approve (commence within 3 years)
Decision Date	25 October 2011
Dispatch Date	25 October 2011
Parish	Millom

Application Number	4/11/2438/0F1
Applicant	Ashtead Plant Hire Co. Ltd
Location	A PLANT, RED LONNING INDUSTRIAL ESTATE, WHITEHAVEN
Proposal	ERECTION OF NEW BUILD SINGLE STOREY WAREHOUSE UNIT
Decision	Approve (commence within 3 years)
Decision Date	25 October 2011
Dispatch Date	25 October 2011
Parish	Whitehaven

Application Number	4/11/2443/0F1
Applicant	c/o Agent
Location	25 MURTON PARK, ARLECDON, FRIZINGTON
Proposal	PROPOSED FRONT PORCH AND REAR CONSERVATORY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	18 October 2011
Dispatch Date	18 October 2011
Parish	Arlecdon and Frizington

Application Number	4/11/2447/0F1
Applicant	Mr D Turner
Location	26 BANK HEAD, HAVERIGG, MILLOM
Proposal	TWO STOREY EXTENSION (KITCHEN WITH BEDROOM ABOVE)
Decision	Approve (commence within 3 years)
Decision Date	10 October 2011
Dispatch Date	10 October 2011
Parish	Millom

Application Number	4/11/2448/0F1
Applicant	Mr A O'Neil
Location	LAND AT OLD KELLS, WHITEHAVEN

Proposal	REVISED DESIGN TO APPROVED DWELLING OF PLANNING APPLICATION 4/10/2597/0F1
Decision	Approve (commence within 3 years)
Decision Date	25 October 2011
Dispatch Date	25 October 2011
Parish	Whitehaven

Application Number	4/11/2450/0F1
Applicant	Mr K Langshaw
Location	4 ROBERT OWEN PLACE, CLEATOR MOOR
Proposal	ERECTION OF A TWO STOREY REAR EXTENSION AND A SINGLE STOREY FRONT EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	18 October 2011
Dispatch Date	18 October 2011
Parish	Cleator Moor

Application Number	4/11/2452/0F1
Applicant	Dr J Heijne Den Bak
Location	THE OLD BARN, HOWBANK FARM, EGREMONT
Proposal	INSTALLATION OF SOLAR PANELS (15) IN AREA OF GARDEN
Decision	Approve (commence within 3 years)
Decision Date	18 October 2011
Dispatch Date	18 October 2011
Parish	Egremont

Application Number	4/11/2459/0F1
Applicant	Mrs L Wilson
Location	53 EARLS ROAD, BRANSTY, WHITEHAVEN
Proposal	TWO STOREY SIDE EXTENSION TO FORM SELF CONTAINED ANNEX (RE-SUBMISSION)
Decision	Approve (commence within 3 years)
Decision Date	25 October 2011
Dispatch Date	25 October 2011
Parish	Whitehaven

Application Number	4/11/2460/0F1
Applicant	Story Homes
Location	8 LOWTHER GARDENS, WHITEHAVEN
Proposal	REVISED DESIGN FOR APPROVED DWELLING (REFERENCE 4/10/2083/0F1) TO INCORPORATE CONSERVATORY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	25 October 2011
Dispatch Date	25 October 2011
Parish	Whitehaven

Application Number	4/11/2461/0F1
Applicant	Story Homes
Location	6 LOWTHER GARDENS, WHITEHAVEN
Proposal	REVISED HOUSE TYPE TO INCLUDE ADDITION OF REAR CONSERVATORY
Decision	Approve (commence within 3 years)
Decision Date	25 October 2011
Dispatch Date	25 October 2011

Parish	Whitehaven
Application Number	4/11/2464/0F1
Applicant	Mr and Mrs A Cottrell
Location	FAIR WINDS, OUTRIGG, ST BEES
Proposal	ERECTION OF SUNROOM ON SOUTH ELEVATION
Decision	Approve (commence within 3 years)
Decision Date	26 October 2011
Dispatch Date	26 October 2011
Parish	St. Bees