

## **PLANNING PANEL**

### **MINUTES OF MEETING HELD ON 13 OCTOBER 2010 at 2:00pm IN THE BAINBRIDGE ROOM, THE COPELAND CENTRE.**

**Present:** Councillors; Mrs M Docherty (Deputy Chairman in the Chair); G Blackwell; Mrs E Eastwood; G Garrity; Mrs J Hully; J Jackson; A Jacob; J Park; P Tyson and D Wilson.

**Apologies for absence:** Councillor W Southward.

**Officers:** T Pomfret, Development Control Manager; H Morrison, Senior Development Control Officer; N Hayhurst, Senior Development Control Officer; M Jepson, Head of Legal & Democratic Services and C Willoughby, Member Services Technical Support Officer.

**Also Present:** Councillor Mrs J Williams.

#### **PP41/10 Minutes**

The Minutes of the meeting held on 15 September 2010 were signed by the Deputy Chairman as a correct record.

#### **PP42/10 Declarations of Interest**

Councillors Mrs E Eastwood and J Jackson declared a personal interest in Application 4/10/2257/Oo1 Outline Application for the Erection of New Farm House at Land North east of Braystones, Beckermeth, Cumbria, due to knowing the Applicant.

Councillor J Park declared a personal interest in Application 4/10/2382/OF1 Demolition of 36 dwellings & the Erection of 41 New Two, Three & Four bedroomed dwellings with Associated Landscaping & External Works at Land at Grammerscroft, Millom, Cumbria, due to being the Ward and Town Councillor.

Councillor Mrs J Hully declared a personal interest in Application 4/10/2393/OF1 Erection of Single and Two Storey Health Centre including Pharmacy Unit, Associated Car Park & External Works/Landscaping at Land Off Birks Road, Cleator Moor, Cumbria, due to being Chair of Cleator Moor Town Council and a Member of the Cleator Moor Regeneration Board.

Councillor G Garrity declared a personal interest in the same application, due to being Copeland Borough Council's representative on the NHS Primary Care Trust.

**PP43/10**      **Order of Agenda Items**

Due to Agenda Item 7 being a Member Training presentation, it was AGREED to take this Item last.

**PP44/10**      **Planning Applications**

The Planning Applications were dealt with at this point of the meeting.

**RESOLVED** – That applications for planning permission be determined as shown on the schedule hereto, subject to conditions of approval and reasons for refusal as set out in the report of the Development Control Manager dated 13 October 2010 and subject to:

**4/10/2382/OF1** – Application for Demolition of 36 Dwellings & the Erection of 41 New Two, Three & Four Bedroomed Dwellings with Associated Landscaping & External Works at Land at Grammerscroft, Millom, Cumbria,

**RESOLVED** – That the application be Approved subject to the amendment of the following condition:-

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 for Grammerscroft, Millom, Estate Improvements, October 2009, by Architects Plus (UK) Ltd.
  - Code for Sustainable Homes Ecological Assessment, Grammerscroft, Millom, July 2010, ref OP-Grammerscroft-CGH01v1, by OpenSpace, Ecological, Landscape & Tree Consultants.
  - Development at Grammerscroft, Millom, Flood Risk Assessment, 27 July 2010, by Tweddell & Slater Ltd.
  - Drainage Impact Assessment, July 2010, by D.S.Robinson, WYG Engineering.
  - Ground Report – Interpretive, May 2010, WYG Engineering.
  - Site Plan – New Build Proposals, scale 1:250, drawing no 10006-11D, received on 5 August 2010.
  - Site Plan, scale 1:500, drawing no 10006-11C, received on 5 August 2010.
  - Site Location Plan, scale 1:2500, drawing no 10006-SLP, received on 5 August 2010.

- Elevations – New Build Proposals, scale 1:200, drawing no 10006-07A, received on 5 August 2010.
- Site Sections – As Existing, scale 1:200, drawing no 10006-09, received on 5 August 2010.
- Elevations – As Existing, scale 1:200, drawing no 10006-15, received on 5 August 2010.
- Landscape Plan, scale 1:500, drawing no 01Rev 1, received on 5 August 2010.
- Drainage Plan, scale 1:250, drawing no 01Rev P1, received on 5 August 2010.
- House Type Plans & Elevations, Type 2 + Type 3, scale 1:100, drawing no 10006-03B, received on 5 August 2010.
- House Type Plans & Elevations, Type 3B, scale 1:100, drawing no 10006-04B, received on 5 August 2010.
- House Type Plans & Elevations, Type 3C, scale 1:100, drawing no 10006-05A, received on 5 August 2010.
- House Type Plans & Elevations, Type 4, scale 1:100, drawing no 10006-06A, received on 5 August 2010.

Reason for the condition:-

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.

Members also agreed that a letter be sent to Home Group in recognition of the approach used in this application and use of solar panels on the proposed dwellings.

**4/10/2393/OF1** – Application for Erection of Single and Two Storey Health Centre including Pharmacy Unit, Associated Car Park & External Works/Landscaping at Land Off Birks Road, Cleator Moor, Cumbria.

**RESOLVED** – That the application be Approved subject to the addition of the following conditions:-

1. Development shall not commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

Reason for the condition:-

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

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

Reason for the condition:-

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

**PP 45/10**      **Exclusion of Press and Public**

It was proposed by Councillor G Blackwell, seconded and duly

**RESOLVED** - That pursuant to Section 100(A)(4) of the Local Government Act, 1972, as amended, the press and public be excluded from the meeting for the following item of business on the grounds of likely disclosure of exempt information as defined in paragraph 1 of Schedule 12A to the Act.

**PP 46/10**      **Proposed Tree Preservation Order (TPO)**

Consideration was given to a report seeking approval to confirm the Tree Preservation Order (TPO) at Ehen Court, Egremont with modifications.

RESOLVED – That the designation of a Tree Preservation Order at Ehen Court, Egremont be confirmed with modifications as set out in Paragraph 1.2 of the report.

**PP 47/10**      **Proposed Tree Preservation Order (TPO)**

Consideration was given to a report seeking approval to designate a Tree Preservation Order (TPO) at Schoolhouse Lane, Whitehaven.

RESOLVED – That the designation of a Tree Preservation Order on all the 15 trees in Schoolhouse Lane, Whitehaven as annotated on the approved plan be agreed.

**PP48/10      Planning Panel Site Visits**

It was noted that there was one Site Visit resulting from the meeting, being at Rosehill Theatre, Moresby, Whitehaven, Cumbria.

**RESOLVED** – that the Site Visit be arranged for Wednesday 27 October 2010, meeting at the site at 10:00am.

**PP49/10      Conservation & Urban Design Guidance**

The Panel received a presentation from Steve Palmer from the North of England Civic Trust on Conservation and Urban Design guidance.

**RESOLVED** – That the presentation be received.

The meeting closed at 4:20 pm

Chairman.....

Date.....

**PLANNING APPLICATIONS CONSIDERED BY THE PLANNING PANEL ON 13 OCTOBER 2010**

App. No	Applicant	Location	Proposal	Decision
4/10/2257/001	Mr and Mrs T Sharp	Land north east of Braystones, Beckermat	Outline application for the erection of new farmhouse	Approved
4/10/2298/0F1	Mr G Chapman	Rear of 127 Frizington Road, Frizington	Change of use to Joiners Workshop (retrospective)	Approved for temporary period of 12 months
4/10/2382/0F1	Home Group Developments Limited	Land at Grammerscroft, Millom	Demolition of 36 dwellings and the erection of 41 new 2, 3 & 4 bedroomed dwellings with associated landscaping & external works	Approved
4/10/2393/0F1	NHS Cumbria	Land off Birks Road, Cleator Moor	Erection of single and two storey Health Centre including pharmacy unit, associated car park & external works/landscaping	Approved
4/10/2405/001	KMS Developments	Former Miners Welfare Hall, Pica	Outline application for erection of dwelling	Approved
4/10/2429/0F1	Rosehill Theatre	Rosehill Theatre and Barn, Rosehill, Moresby	Extension to Rosehill Theatre (Grade II listed) and Rosehill Barn (not listed but within the curtilage of the Theatre	Site Visit
4/10/2430/0L1	Rosehill Theatre	Rosehill Theatre and Barn, Rosehill, Moresby	Listed building application for Extension to Rosehill Theatre (Grade II listed) and Rosehill Barn (not listed but within the curtilage of the Theatre	Site Visit