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Item 6

PLANNING PANEL- 10 NOVEMBER 2010

AGENDA

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SCHEDULE OF DELEGATED DECISIONS

43

STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

ITEM NO: 1.

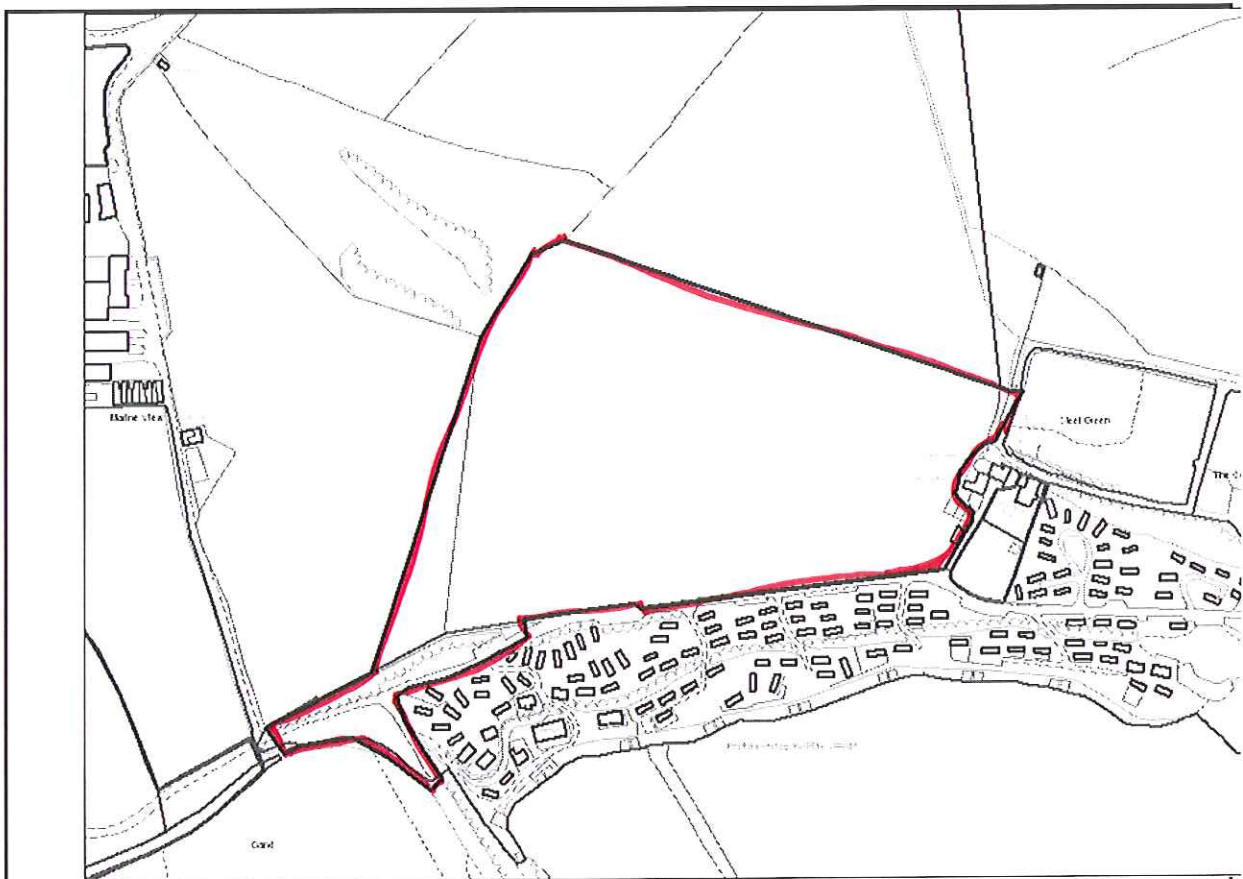


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 10/11/2010

Application Number:	4/10/2387/0F1
Application Type:	Full : CBC
Applicant:	Port Haverigg Holiday Village
Application Address:	PORT HAVERIGG HOLIDAY VILLAGE, STEEL GREEN, MILLOM
Proposal	PROPOSED EXTENSION OF EXISTING HOLIDAY VILLAGE TO PROVIDE 100 NO. STATIC CARAVAN PITCHES, 20 NO. MOTOR HOME PITCHES, 30 NO. TOURING CARAVAN PITCHES, CAMPING AREA FOR UP TO 20 NO. TENTS, COMMUNAL FACILITIES BUILDING, 2 NO. SHOWER AND TOILET BLOCKS, PARK MAINTENANCE COMPOUND, TOURIST INFORMATION BUILDING INCORPORATING CAFE & PUBLIC TOILETS, ASSOCIATED LANDSCAPING AND INFRASTRUCTURE WORKS
Parish:	Millom
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application for a large extension to the Port Haverigg Holiday Park in Haverigg, Millom was initially reported to the 15 September 2010 Planning Panel where it was resolved to visit the site. The site visit took place on 29 September 2010 and gave Members the opportunity to fully appraise the impact of this major application on the local area. The application has since been held in abeyance in order to address a number of issues including visual amenity and ecology.

THE PROPOSAL

Permission is sought for a substantial 7 ha extension to the existing Port Haverigg holiday complex near Millom. The facility currently has a license and existing permissions for 190 static caravans for holiday use and it is proposed to extend this by siting a further 100 statics on a greenfield site adjoining the north west boundary which is currently used as grazing land. It is also intended to provide an additional 20 motor home pitches, 30 touring pitches here as well as a small camping area. Ancillary facilities also form part of the application and include the provision of a communal facilities building, two toilet / shower blocks and a park maintenance compound on an adjacent site along with associated landscaping and external works including a feature lake to separate the static pitches from the touring/ motor home pitches. The erection of a new public tourist information building at the northern entrance to the holiday complex is also proposed. In addition to providing information it is intended that it will incorporate a cafe facility and public toilets.

Vehicular access will be via the existing road network serving the site with the creation of new internal roads to serve the new pitches. An onsite car parking area accommodating some 20 cars next to the communal building will be constructed though it is intended that each pitch will have its own parking facility.

Extensive landscaping is proposed with the creation of a bund running along the east to west boundary to aid the visual assimilation of the development into the surrounding landscape, as well as a feature lake and substantial areas of landscaping within the site.

HISTORY

The holiday complex was originally established in 1978 and initially specialised in water sports taking advantage of the neighbouring lagoon and the site has grown incrementally since to the extent now that it accommodates 190 static caravans/ chalets.

CONSULTATION RESPONSES

In response to statutory consultation procedures the following replies have been received. Comments are also provided in direct response.

Millom Town Council - No objections but have concerns regarding access and egress from the site.

- The Transport Assessment submitted with the application does not raise any capacity or highway safety issues. The Highway Authority consider this document is satisfactory. They raise no objection to the proposal and consider that the access links already in existence are established and acceptable.

Spatial Planning, Cumbria County Council – raise no objection to the application subject to:

- a) A revision to the application being made to either cut the proposed static caravans into the bank or re-sites them below the 8.5 metre contour in order to reduce their visual prominence in the local landscape.
- b) An assessment being carried out and providing adequate mitigation for the potential impact of the proposal on adjacent protected wildlife sites – prior to planning permission being granted.
- c) There being no adverse impact on the integrity of the SPA, Ramsar and SAC by carrying out a Habitats Regulations Assessment prior to planning permission being granted.
- d) C) will involve the carrying out of an assessment of the potential impacts of the development on the adjacent protected wildlife sites to inform the Habitats Regulations Assessment.
- e) Natterjack toad measures are built into the development including suitable ponds and hibernation habitats.
- f) The potential issues of flood risk are satisfactorily addressed.

- Following receipt of this consultation response detailed negotiations have been undertaken resulting, in respect of a), an amended scheme showing an improved layout with a demonstrably reduced visual impact on the local landscape. In a revised consultation response the County Council consider that with regard to the specific landscape issues the revised plans take account of their concerns and now incorporate appropriate mitigation.

Natterjack toad measures will be incorporated into the development – see the specific response to the ARC consultation below. The issue of flooding potential (f) is addressed via our flood and coastal defence engineers response below and proposed conditions. As regards the remaining ecological issues raised in respect of impact on adjacent designations detailed discussions are ongoing at the time of compiling this report with Natural England and the applicants consultant ecologist to address these. Please see the comments in response to consultation with Natural England below.

Highway Authority, Cumbria County Council – No objections. Consider that the proposed development will not have any significant impact on the local highway network.

Natural England – Object. Consider that the proposal is likely to have an adverse effect on the Duddon Estuary Site of Special Scientific Interest (SSSI). It contains insufficient information to satisfy them that there would be no adverse effects on features of interest for which the SSSI is notified. In terms of specific protected species further consideration is required as to the likely impact on natterjack toads.

- Following negotiations between the applicants consultant ecologist and Natural England the extent of the additional information requirements has been agreed as follows: A report outlining how the development will seek to avoid any possible impacts on the interest features of the adjacent designated wildlife sites as well as specific measures being incorporated into the development for the protection of natterjack toads. Once this information is received and Natural England are satisfied with it they will withdraw their objection and it is expected this will be achieved by the Planning Panel meeting – at which a verbal up date will be provided.

South Copeland Disability Group - Provide detailed comments regarding the internal design and fit out of the proposed TIC and cafe, toilet block, and the communal site facility.

- These are acknowledged and have been forwarded to the applicant's agents to take on board. They have confirmed that all the buildings will be designed to comply with Part M of the Building Regulations and access for all will be provided where possible.

Environment Agency - No adverse comments received.

Amphibian & Reptile Conservation Trust - The proposed development lies within a natterjack toad designated zone. Not against the development going ahead but sees it as an opportunity to make provision for them and other reptiles / amphibians within the site. Requests input in the design of the lake so that it has areas of varying depth with shallow water for the toads.

- The applicant is keen to include ARC Trust in the design of the proposed water features, the details of which can be covered by an appropriate condition.

Flood and Coastal Defence Engineer - Acknowledges that the main source of flooding would be rainfall on site during storm events and that the site is susceptible at levels classed as less and intermediate. Direct flooding from tidal sources would only occur via waves lapping over the top of the defences causing minor localised flooding to occur unless the flood defences failed. He advises that;

- i) the development will require a specific warning and evacuation plan which should be submitted and approved before occupancy is permitted,
- ii) the design of the sustainable drainage system should include recommendations for suitable maintenance to ensure that they remain effective.
- iii) further measures to limit the effects of flooding be incorporated into the site, such as raised floor levels for the static homes with voided areas underneath.

- In response the applicant has agreed to the imposition of an appropriate condition in respect of i). Details of the sustainable surface water drainage system including maintenance can be incorporated into a suitable condition.

■

Environmental Health Officer – Initially expressed concern that there was under-provision of wc's, no disposal points for chemical closets, and no provision for recreation space which would be required to comply with the terms of any site licence issued.

- These matters have satisfactorily been addressed in an amended scheme. Toilet blocks have been revised to provide accessible showers, there is now a proposed chemical wc disposal point and an area of recreational space has been identified in the southwest corner of the site.

Landscape Officer – makes reference to the retention of the established areas of woody flora to the north east and south west. Also recommends that all works be undertaken as per the landscape mitigation plan submitted.

- The retention and protection of these boundary areas within the site is considered important and can be protected by condition. Due to the open and exposed nature of the site the retention of any established vegetation would provide invaluable screening from an amenity point of view. As regards landscaping – the development if approved will have to be carried out in accordance with this and a condition can cover the potential failure to thrive of any subsequent planting.

REPRESENTATIONS FROM NEIGHBOURS / INTERESTED PARTIES

Whilst this application initially generated wide local interest only two letters have been received from neighbours who raised the following concerns:

- 1) The FRA fails to take into account the policy agreed under the Shoreline Management Plan – for a managed realignment of the Hodbarrow sea defences to allow the lagoon to become tidal within a 20 – 50 year period.
- 2) Haverigg Residents Association recently conducted a survey for the Village Plan and the overwhelming majority of responses indicated that the preferred policy was that traffic levels in the village should remain as they are now. The traffic survey attached to this application indicates the intention to route the majority of traffic via Poolside – very concerned as this would involve sending vehicles from 100 statics plus touring caravans/ tents etc over a narrow bridge along an already congested route.
- 3) Access over the narrow Moor bridge on approach to Haverigg is dangerous with no pedestrian walkway and vision limited. Additional traffic using it will make the situation worse.
- 4) Many residents of the park could use a loophole to avoid paying council tax which for such a large development here could cause a drain on the Council's services.

- 5) As regards the tourers many of the roads through The Hill and Kirksanton are not suitable for an increase in caravan traffic.
- 6) Majority of residents in the recent survey replied that peace and tranquillity were the most important features of Haverigg. The development risks destroying this with little benefit in the way of jobs as mitigation.
- (1) In response our Flood and coastal defence engineer was asked to comment specifically in relation to 1) He considers that flooding from tidal sources would only occur with waves overtopping the flood defences causing minor localised flooding at these locations which would not affect the application site. Changes in the Shoreline Management Policy would not affect the flood zones. Flooding that would affect the site would come from Haverigg Pool rather than directly from the sea.
 - (2) (3) & (5) Whilst this is noted it is reiterated that the Highway Authority raise no objection to the proposal on highway safety grounds and consider the road network satisfactory to cope with the additional demands likely to be imposed on it from the development.
 - The issue of Council tax avoidance raised in (4) is not a relevant planning consideration and should be disregarded.
 - (6) It should be noted that Haverigg is designated as a local centre in the adopted Copeland Local Plan 2001-2016 and capable of supporting new development as appropriate.

A letter of support has also been received from South Copeland Tourism. They believe that the development will have a positive economic impact on visitor spend in the area and will increase accommodation capacity, as well as creating and supporting employment.

PLANNING POLICY

The following adopted Copeland Local Plan 2001-2016 policies are considered to be relevant to the assessment of this application:

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

TSM 4 Holiday Caravans, Chalets and Camping. Permits extensions to existing and new holiday caravan/ chalets and/ or camping sites subject to certain criteria being satisfactorily met which includes ensuring that the site is well related to the highway network, possesses / proposes a high level of natural screening and that it does not adversely affect areas of undeveloped coastline.

ASSESSMENT

The proposal to extend this established holiday park situated on the edge of Haverigg by an additional 100 static caravans and provide associated facilities represents a significant tourism/ leisure development in the area. Taking account of the above, all of the issues the application raises, including visual impact on the landscape, potential for flooding, highway and disability access, as well as ecological considerations have now been satisfactorily addressed. As a consequence the proposal now represents an acceptable form of development in compliance with Policies DEV 6 and TSM 4 of the local plan which will help maintain and support the local economy and is to be welcomed.

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, 1:2500 scale, received 17 August 2010.

- Landscape Assessment Port Haverigg Holiday Village, tba landscape architects, ref NF/june2010/3833, received 17 August 2010.
- Design and Access Statement, by Frank Whittle Partnership, July 2010, received on 17 August 2010.
- Planning Statement Port Haverigg Holiday Village, by De Pol Associates, August 2010, received 17 August 2010.
- Flood Risk Assessment, Hamilton Technical Services, 6 August 2010, received 17 August 2010.
- Utility Services Assessment, Hamilton Technical Services, 6 August 2010, received 17 August 2010.
- Transport Assessment, TTHC, ref MAW/M09014-01B, 7 July 2010, received 17 August 2010.
- Extended Phase 1 Habitat Survey & Baseline Ecological Assessment, Cameron Crook, July 2010, received 17 August 2010.
- Geo Environmental Desk top Report, TSP for Frank Whittle Partnership, Volume 1, Revision 53, May 2010, received 17 August 2010.
- Amended Proposed Site Plan, 1:500 scale, dwg no. 4244_02 Rev A. received 6 October 2010.
- Amended Proposed Site Sections, dwg no. 4244-07, received 6 October 2010.
- Topographical Survey, 1:1500, dwg no.4244-01, received 17 August 2010.
- Amended Proposed Toilet Block Layout, scale 1:100, dwg no. 4244-05 Rev A, received 6 October 2010
- Proposed Tourist Information Centre & Cafe, dwg no. 4244-03, received 17 August 2010.
- Location Plan, 1:2500 scale, dwg no. 4244/00, received 17 August 2010.
- Proposed Park Maintenance Compound, scale 1:200, dwg no. 4244-04, received 17 August 2010.
- Proposed Communal Site Facility, dwg no. 4244-06, received 17 August 2010.
- Landscape Mitigation, scale 1:750, DWG NO. 3833.01, received 17 August 2010.
- Static Caravan Details: The Highgrove, The Melrose, The Ridgeway and The

Rosedale by Carnaby Caravans Ltd, received 17 August 2010.

Reason

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

- 3) Before development commences full details of a sustainable surface water drainage scheme, including attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

Reason

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

- 4) Before development commences a 'Flood Warning and Evacuation Plan' shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall become operational when the development is brought into use and shall remain so thereafter.

Reason

To ensure the provision of satisfactory flood warning and evacuation measures for the site.

- 5) Before development commences details of measures to limit the affects of flooding on the site shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented as approved before the development is occupied.

Reason

To help safeguard the area from the potential adverse effects of flooding.

6. Before development commences full details of the construction of all the new vehicular and pedestrian accesses, internal roads, footpaths and car parking areas to be created, including longitudinal / cross sections, shall be submitted to and approved in writing by the Local Planning Authority. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

Reason

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

- 7) Before development commences full details of the design and construction of the proposed feature lake shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme.

Reason

To ensure that the proposed feature lake is developed in a way that contributes to the nature conservation value of the site.

- 8) Before development commences representative samples of the materials to be used on all the external surfaces of the development hereby permitted, including the caravans, toilet blocks, park maintenance compound, communal building and tourist information centre shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

- 9) All landscape works, plants and methodology shall be carried out in accordance with the Landscape Mitigation Plan reference no. 3833.01 before the development is brought into use. Any plants which fail to establish within the first 24 months post completion shall be replaced as per the original specification.

Reason

To ensure a satisfactory landscaping scheme.

- 10) The existing established areas of woody flora to the south west of the site shall be retained.

Reason

To ensure that the existing areas of established natural screening on the site are retained.

Reason for Decision

The substantial extension and provision of associated facilities proposed to this existing established holiday Park in Haverigg, Millom represents an acceptable form of tourism / leisure development in accordance with Policies DEV 6 and TSM 4 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 2.

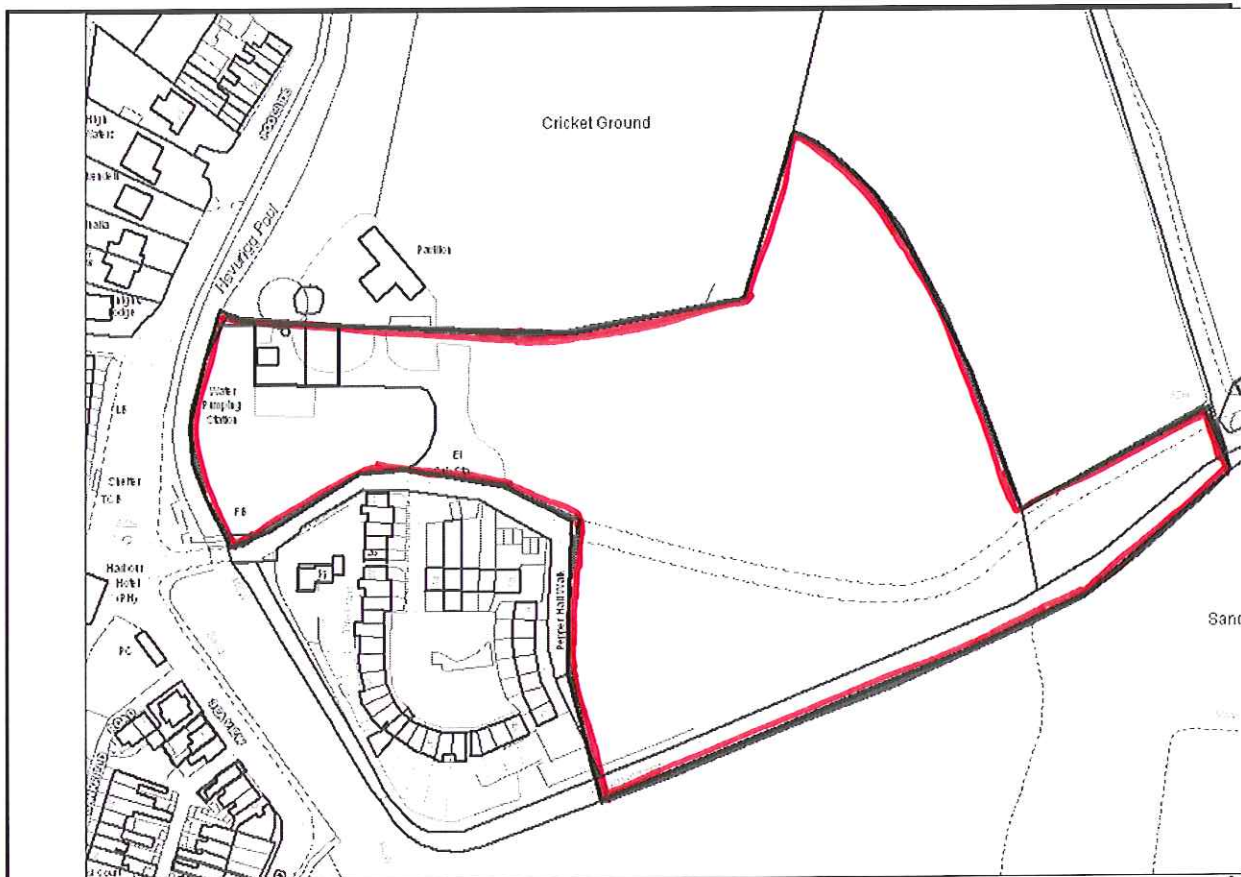


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 10/11/2010

Application Number:	4/10/2426/0F1
Application Type:	Full : CBC
Applicant:	Graisley Properties
Application Address:	POOLSIDE, PORT HAVERIGG, MILLOM
Proposal	APPLICATION TO REPLACE AN EXTANT PERMISSION IN ORDER TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION - APPLICATION NO. 4/07/2735, NEW HOUSING DEVELOPMENT OF 81 DWELLINGS
Parish:	Millom
Recommendation Summary:	Approve (commence within 3 years)



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THE PROPOSAL

Full planning permission for a residential development consisting of 81 dwellings was approved on this site in 2008 (4/072735/0F1 refers). This application seeks to extend the time limit of that permission which is due to expire in June 2011.

In terms of detail, the approved scheme involved the construction of 81 dwellings, comprising 10 detached houses, 23 terraced houses, 36 semi-detached houses and 12 apartments. In terms of scale the development will be varied between two and three storeys. Vehicular access to the site would remain as existing, over the bridge from Haverigg Road. Generally, the main route through the site would remain as existing running from west to east following the same line as well as retaining the northern access to the water pumping station and cricket club. Two new access points would then be created to serve the northern section of the estate.

The developer has identified two small areas of open space within the site, which will help retain some of the existing vegetation/habitats. There is also a viewpoint car parking area proposed for 15 cars at the eastern end of the site which would retain an existing local facility.

PLANNING POLICY

New legislation introduced on 1 October 2009 via the Town and Country Planning (General Development Procedure) (Amendment No 3) (England) Order 2009 (SI 2009 No. 2261) now permits such applications for extensions to the time limits for implementing existing planning permissions. This is a temporary measure introduced to make it easier for developers to keep planning permissions that are in danger of lapsing alive for longer during the economic recession so that they can be implemented more quickly when economic conditions improve. Only one extension to each permission is permissible. The application has to be for exactly the same development already approved - no alteration or variation from it is allowed.

The Copeland Local Plan 2001-2016 was adopted in June 2006. The main Local Plan policies relevant to this application DEV 1 Sustainable Development and Regeneration, DEV 3 Local Centres, DEV 6 Sustainability in Design, HSG 2 New Housing Allocations, HSG 8 Housing Design Standards, HSG 9 Accommodation Special Needs, HSG 10 Affordable Housing in Key Services and Local Centres, TSP 6 General Development Requirements, TSP 8 Parking Requirements, SVC 1 Connections to Public Sewers, SVC 4 Land Drainage, ENV 16 Flooding, ENV 17 Derelict land and ENV 18 Contaminated land. Haverigg is classed as a "Local Centre" in the Local Plan and the site lies within the settlement limit. Part of the land was previously developed for housing purposes and is classed as brownfield. The site is allocated for residential development in the Copeland Local Plan (H49).

CONSULTATIONS

Millom Town Council raises no objections so long as all the conditions made by Copeland Planning Department are strictly adhered to.

The County Councils Spatial Planning Team note that the proposal is not a Category 1 Application and therefore they will not be responding from a strategic planning perspective.

The Highways Authority suggests that the Local Planning Authority consider imposing the same conditions as the lapsed consent and include the requirement for a Residential Travel Plan for the development.

The County Councils Rights of Way Officer notes that the proposed development obstructs the definitive line of a public right of way (Footpath 415009) and that the developer will have to seek to realign this using the Town and County Planning Acts to avoid the route being obstructed. Additionally, further public rights of way have also been claimed in the area and will be going out to public consultation in late December prior to any confirmation.

The County Councils Children's Services Team confirms that there is currently no shortage of primary age places in Haverigg and there are ample places at the catchment area secondary school, Millom School.

United Utilities (UU) raise no objections provided the site is drained on a separate system, with only foul drainage being connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. They also note that water mains and sewers cross the site and they will not allow building over and require easements for maintenance nor shall deep rooted shrubs and trees be planted in the vicinity of the public sewer and overflow systems. Likewise UU require their right of way to the wastewater pumping station to be accessible for tankers and cranes 24 hours a day.

The Councils Flood and Coastal Defence Engineer notes that the majority of the site falls within Flood Zone 1, with only the extreme edges in Zones 2 and 3a. He comments that even if the original application had a Flood Risk Assessment submitted, then it should be a condition that an up to date Flood Risk Assessment be submitted.

The Environment Agency (EA) does not object to the proposal on the grounds of flood risk subject to certain conditions and refer to their previous correspondence dated 22 January 2008 which notes that the outer limits of the site are within Flood Zone 3 and the central section of the site is within Flood Zone 2 and that the site is allocated in the Copeland Local Plan for housing development. The EA has not validated or checked the technical content of the site flood risk assessment, however, the Agency notes that the FRA uses the most appropriate and up to date information available at the time of writing. Through the submission of the site specific FRA the EA understands that the applicant is fully aware of flood risk and frequency and has satisfied themselves that the impact of any flooding will not adversely affect their proposals. One of the mitigation measures suggested in the FRA is the raising of the existing coastal defences to an acceptable level to prevent overtopping. The existing rock armour was installed for erosion protection purposes, as opposed to flood protection. Tidal flood levels have changed since the time when the rock armour was installed (early nineties). The EA raises concerns about the long term maintenance of any improved sea defences.

In terms of land contamination the EA request that permission is granted subject to conditions requiring the submission and approval of a scheme to deal with the risks associated with contamination.

In terms of biodiversity the EA advise the Council to re-consult Natural England in order to establish if the finding of the local authorities Habitats Regulations Assessment of the original planning permission still apply. They also advice that Natural England have produced a revised draft Morecambe Bay and Duddon Estuary European Marine Site Regulation 33(2) advice package dated September 2009, which is designed to help competent authorities meet their responsibilities under the Habitats Regulations.

Cumbria Wildlife Trust objects to the application on the basis of lack of ecological information. The Trust consider that the current permission should not have been granted on the basis that no Appropriate Assessment was carried out on the impact of the development on the interest features of the directly adjacent Natura 2000 internationally protected sites (Morecambe Bay SAC, Duddon Estuary SPA/Ramsar). Under the Habitats Regulations (now Section 61 of The Conservation of Habitats and Species Regulations 2010) any plan that may have a likely significant effect on a Natura 2000 must go through the Appropriate Assessment process.

The Trust note that no protected species surveys for natterjack toads, reptiles, birds and invertebrates were ever submitted for this site and the habitat survey was carried out during the winter making it inadequate for purpose. They do not consider that this development meets the key principles of PPS9 as there is not enough information provided to ascertain that no harm will be done to the biodiversity interest at this site. On this basis of the lack of information as laid out above and the potential of the development to harm internationally protected sites and species, the permission should not be extended as there is still not enough ecological information provided for Copeland to make an informed decision.

The Councils Landscape Officer raises no objections in principle to the proposed landscaping but recommends that a full appraisal of existing flora and fauna be submitted to determine how the applicant intends to protect, preserve and encourage natural sustainability on site.

Haverigg Residents Association has seen no evidence of any effort to start the 24 pre-conditions with the exception of a half hearted attempt at a reptile survey whereby a naturalist visited the site twice briefly in May. Between their visits some of the materials were damaged by a tractor and not replaced. They consider that the residents of Poolside have had two years of planning blight where some of the properties have lost 20% of their value and therefore do not wish this situation to be prolonged.

Three letters of objection have been received from local residents, the grounds of which can be summarised as follows:-

1. The infrastructure is not here to support development on that scale; maybe about 30 properties would be better.
2. The caravan site is now considering further expansion. Our roads will not support this extra traffic nor will our schools, doctors, shops etc. The existing roads can be closed for hours due to road accidents.
4. We have seen no evidence of any effort to start on the 24 pre-conditions with the exception of a half hearted attempt at a reptile survey.

5. The residents of Poolside have had two years of planning blight where some of the properties have lost 20% of their value.
6. An extension to the planning permission seems to be some form of favouritism on the Council's part and the decision should be impartial.

ASSESSMENT

In assessing such applications the guidance provided in the document 'Greater Flexibility for Planning Permissions' (DCLG, November 2009) is of specific relevance. It advocates that a constructive and positive approach be taken towards applications which improve the prospect of sustainable development being taken forward quickly. Also as the question of the principle of the development has already been established by the original consent and cites that this should not be revisited unless policies or other material considerations have changed significantly to justify otherwise.

Whilst the concerns expressed by consultees on policy grounds are relevant and material to the assessment of this application it has to be taken into account whether they are so significant to warrant recommending refusal.

In support of the application the applicant's agent comments that the consent is due to expire in June 2011, and there is a considerable volume of work currently being undertaken with regards to ecological impact on the site as well as other matters. Rather than having to rush through the detailed information in time for commencement, they consider it sensible to renew this consent for a further three years.

In response to the issue regarding the possible serving of further footpath Orders the applicant's agent confirms that whilst the County Council did not support the initial request for these footpaths and rejected the suggestion for an Order, they have been directed by the Secretary of State to make a modification order concerning the footpaths which run through the application site. The next stage will be the

publication of the Order, then a period of consultation, followed by a Public Inquiry sometime next year, after which a decision will be issued. Only at this stage, once a final decision is issued, will such a footpath across the site exist.

It is considered this on balance is reasonable and in order to secure and facilitate the future development of the site it is recommended that a three year extension of the permission be acceded to.

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 1:2500: received 6 December 2007
 - Amended Site Layout TD620/001C Plan received 22 May 2008
 - House Type A Handed plans and elevations TD620/003 received 6 December 2007
 - House Type A1 plans TD620/004 received 6 December 2007
 - House Type A1 Handed plans and elevations TD620/005 received 6 December 2007
 - House Type B Plans and Elevations TD 620/006 received 6 December 2007
 - House Type C and CH Plans and elevations TD620/006 received 6 December 2007
 - House Type D plans and elevations TD620/009 received 6 December 2007
 - House Type E plans and elevations TD620/010 received 6 December 2007

- House Type F plans and elevations TD620/011 received 6 December 2007
- House Type G plans TD620/012 received 6 December 2007
- House Type G elevations TD620/013 received 6 December 2007
- Design & Access Statement received 6 December 2007
- Floor Risk Assessment prepared by Scott Wilson received 6 December 2007
- Ecological Survey prepared by Bowland Ecology received 6 December 2007

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. Notwithstanding the approved drawings, no development approved by this permission shall be commenced until samples of all external materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

4. No development approved by this permission shall be commenced until a Stage 1 Safety Audit and Developer's response is submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved scheme.

Reason

In the interest of highway safety

5. No development approved by this permission shall be commenced until a Residential Travel Plan for the development is submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved scheme.

Reason

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

6. The carriageway, footways, footpaths and cycleways shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details including longitudinal sections shall be submitted to the Local Planning Authority and be approved in writing before any work commences on site. No work shall be commenced until a full specification has been approved in writing. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason

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

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

Reason

In the interests of highway safety.

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

Reason

In the interests of highway safety.

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

Reason

In the interests of highway safety and environmental management.

10. The estate road shall be surfaced in bituminous or cement bound materials or

otherwise bound and shall be constructed and completed before the development is completed.

Reason

In the interests of highway safety.

11. 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.

12. No development approved by this planning permission shall commence until a scheme for the provision and implementation of a surface water regulation system is submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason

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

13. All finished ground floor levels of dwellings shall be set at not less than 7.07 AOD.

Reason

To reduce the risk of flooding

14. No development approved by this planning permission shall commence until a wave modelling study is submitted to and be approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason

To reduce the increased risk of tidal flooding

15. Prior to development commencing 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:

- a) A preliminary risk assessment which has identified:
 - all previous users
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
- b) A site investigation scheme, based on (a) to provide information for detailed assessment of the risk to all receptors that may be affected, including those off site.
- c) The site investigation results and the detailed assessment (b) 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.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

To protect the quality of controlled waters

16. All materials imported to the site in order to raise ground levels shall be virgin material, or reprocessed inert materials of an approved standard (British Standards) from a suitably authorised site.

Reason

To prevent pollution of the water environment

17. No development approved by this planning permission shall be commenced until a plan showing proposed finished levels for the whole site is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To reduce the danger to intended occupants of the building(s) from potential flooding

18. No development approved by this planning permission shall be commenced until a marginal strip of land is defined between the development and Haverigg Pool in accordance with the approved details.

Reason

To protect ecological, recreation and amenity interties by providing a buffer between the development and the watercourse.

19. The development shall implement all of the mitigation and compensation measures set out in the Ecological Considerations Report, prepared by Bowland Ecology, dated December 2006, and submitted as part of the planning application.

Reason

To protect the ecological interests evident on the site.

20. No development approved by this planning permission shall be commenced until a reptile survey has been undertaken on the site by a competent ecological surveyor and if reptiles are found on the site mitigation measures shall be implemented both within the site and off-site as necessary.

Reason

To ensure the protection of protected reptile species.

21. No development approved by this planning permission shall be commenced until a landscaping scheme is submitted to and approved in writing by the Local Planning Authority and such a scheme shall include:-

(a) details of all boundary treatments, including planting and the exact locations, heights and materials of all fences and/or screen and retaining walls

(b) details of materials to be used in all hard surfacing

(c) planting details including species, heights, location and spacing

(d) a timetable for carrying out the scheme

Reason

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

22. The approved scheme shall be implemented within the first planting season following the commencement of occupation of the site. Any tree or shrub found dead or dying within five years of planting shall be replaced by specimens of similar type and size, to the satisfaction of the Local Planning Authority.

Reason

To enhance the appearance of the development in the interests of visual amenities

23. No development approved by this planning permission shall be commenced until a scheme of landscape maintenance is submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscaping scheme shall be carried out in accordance with the approved schedule.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

24. No development approved by this planning permission shall be commenced until agreement on the layout, future maintenance and timing of construction of the open spaces is submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be completed in accordance with the agreement.

Reason

In order to enhance the appearance of the development.

25. The viewpoint car park shall be made available for public use prior to the occupation of any dwellings.

Reason

In order to maintain public access to the coastline

Please note:-

1. Attention is drawn to the fact that the applicant will need to enter into a Section 278 Agreement of the Highways Act 1980 with the Highway Authority.
2. The applicant's attention is drawn to the contents of the letter dated 29 September 2010 from United Utilities.
3. The applicant's attention is drawn to the opportunities for recycling rainwater for use in flushing toilets and for alternative means of energy production, such as geothermal heating.
4. The applicant's attention is drawn to the contents of the letter dated 22 January 2008 from the Environment Agency.
5. If waste material is to be used in order to raise ground levels a Waste Management Licence or Exemption may be required to cover the deposit on the ground.
6. The applicant's attention is drawn to the landscaping comments of the Council's Landscape Officer dated 17 December 2007.
7. Footpath 415009 runs through the site. If any section of the definitive line needs to be relocated as part of the development, this will have to be diverted under the Town and Country Planning Act.
8. In terms of highway adoption attention is drawn to the contents of the letter dated 12 June 2008 from the County Highway Department.

Reason for Decision

It is considered that an extension to the 4/07/2735/0F1 permission for 81 dwellings on this allocated housing site within Haverigg for a further three years will secure and facilitate the future development of the site in accordance with national legislation and DCLG guidance 2009 'Greater Flexibility for Planning Permission.'

ITEM NO: 3.

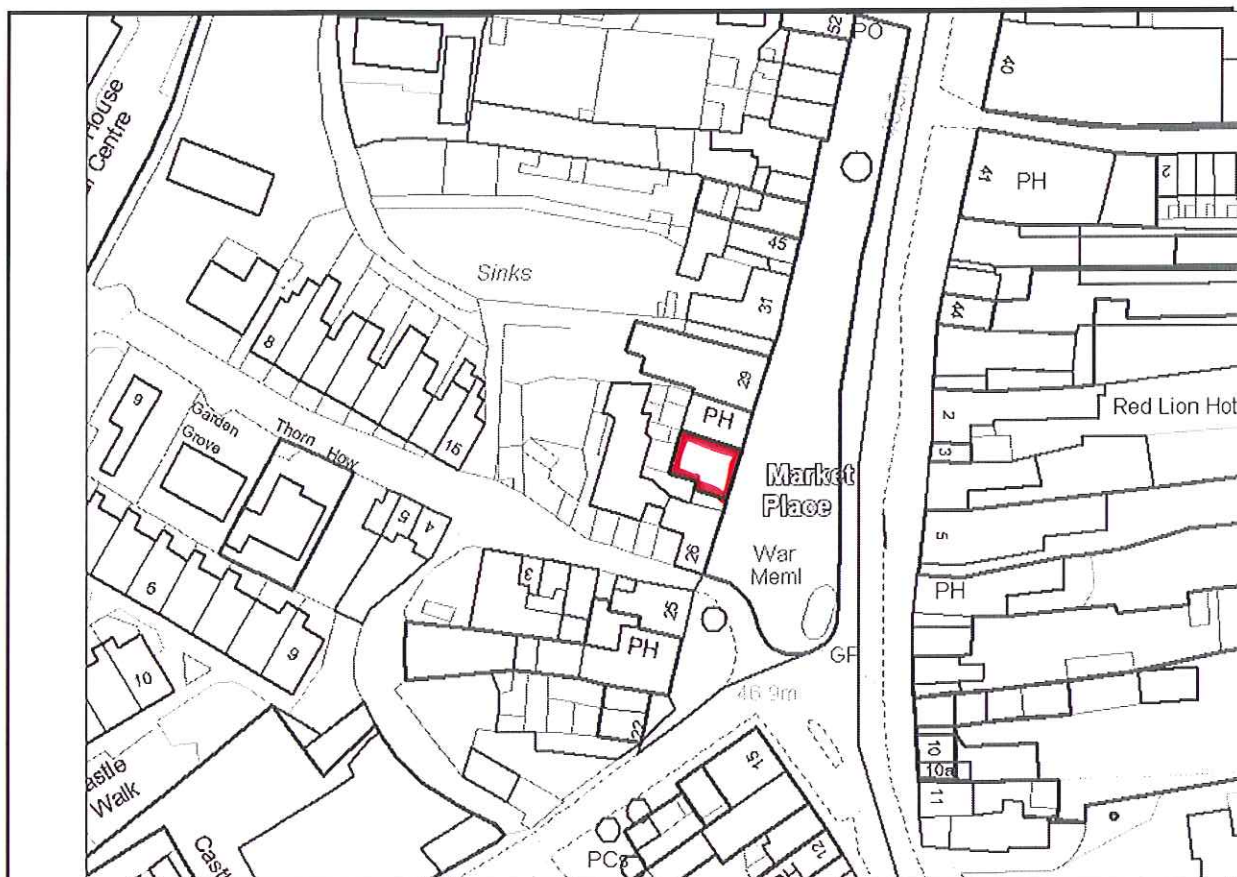


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 10/11/2010

Application Number:	4/10/2447/0F1
Application Type:	Full : CBC
Applicant:	Merretts Taxis
Application Address:	27 MARKET PLACE, EGREMONT
Proposal	CHANGE OF USE FROM SWEET SHOP TO TAXI BOOKING OFFICE
Parish:	Egremont
Recommendation Summary:	Approve



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THE PROPOSAL

Planning permission is sought to change the use of these vacant ground floor retail premises into a taxi booking office. Situated at the heart of Egremont Market Place at the southern end of the town centre, the property occupies a prominent location within the conservation area.

Previously Murphy's bakery and then more recently a sweet shop, the property is now vacant and has been for a couple of years. Planning permission was approved in 2009 to change the use into a coffee shop (4/09/2479/0F1 refers), however, this has not been implemented.

The property fronts onto a wide footway and beyond that a public parking area (disc zone). Immediately adjoining the property is Jenkinsons florist and Gurners restaurant. Market Place is a busy commercial area with a mixture of uses including shops, a restaurant, public houses, hot food takeaways and a bank within the immediate vicinity.

The property is an attractive traditional style mid-terraced property finished externally, with smooth painted rendered walls, traditional timber painted sliding sash windows, timber doors and a slate roof covering. It has a traditional style timber shop front with attractive cornice and fascia. No external alterations other than a replacement sign are proposed as part of this scheme. This is welcomed, as the property certainly adds to the character and appearance of the conservation area.

Proposed operating hours are from 7.00am until 1.00am Monday to Friday, 7.00am until 2.00am on Saturdays and from 9.00am until 2.00am on Sundays and Bank Holidays. The proposed use will employ a total of 10 people, 7 on a full time basis and 3 on a part time basis.

CONSULTATIONS

Highways Authority – taking into account the property's town centre location, it is considered that the proposal is unlikely to have a material effect on existing highway conditions and therefore, the Highways Authority has no objection to the proposal.

Egremont Town Council –discussed this fully and although they are fully supportive of any local businesses setting up Egremont, they feel this is not the most appropriate location for a taxi office as this area is already subject to a lot of anti-social behaviour and this would only escalate the problem especially as the poor lighting does not enhance this area.

A single letter of objection has been received from the owners of the adjacent florists Jenkinsons. The grounds for objection can be summarised as follows:-

1. The objector lives at the adjacent premises which have bedrooms and a lounge over the florist shop. The proposed use will therefore lead to an unacceptable increase in noise from passengers waiting for taxis.
2. It will lead to groups of people congregating on the pavement outside, on the seat immediately outside the objector's property and on their shop window, especially at nighttimes after leaving the pubs.
3. Increase in vandalism to objector's property. There have been problems with the existing taxi office further up the street, which now has a metal mesh placed across its window.
4. There is no taxi rank near these premises. The area outside and adjacent to the war memorial is limited to disc parking during the day for shoppers and is not suitable for having taxis parked or queuing at night.

PLANNING POLICY

The subject premises are located within the settlement boundary for Egremont as defined by the adopted Copeland Local Plan 2001-2016. The Local Plan states that within the Key Service Centres of the Borough, of which Egremont is one, the Council will seek to encourage new retail and service development to take place within the main central areas and in general would wish to encourage active ground floor frontages.

Likewise, Policy EC4.1 of Planning Policy Statement 4 (PPS4) 'Planning for Sustainable Economic Growth' states that local planning authorities should proactively plan to promote competitive town centre environments and provide consumer choice by supporting a diverse range of uses and ensuring that these are distributed throughout the centre.

Policy EC4.2 of PPS4 goes on to state that local planning authorities should manage the evening and night-time economy in centres by encouraging a diverse range of complementary evening and night-time uses which appeal to a wide range of age and social groups. Likewise they should take account of their potential impact,

including the cumulative impact, on the character and function of the centre, anti-social behaviour and crime, including considering the amenities of nearby residents.

In addition to the above, given its conservation area setting, Policy ENV 26 of the Copeland Local Plan is also considered relevant and only permits development where it preserves or enhances the character or appearance of the Area.

ASSESSMENT

Given that this end of the main street is predominantly commercial with a mixture of uses within the immediate locality, it is considered that the proposed taxi office is acceptable, and quite typical of a town centre. Notwithstanding this, I am mindful of the concerns raised by adjoining residential property owners and whilst a certain level of disturbance should be expected by residents living in active town centres if Members are minded to approve the application it is recommended that a temporary permission for an initial period of 12 months together with a condition restricting opening hours be considered reasonable requirements to facilitate monitoring and review. Subject to satisfactory operation of this facility, a permanent permission could then be considered.

Recommendation:-

Approve subject to:-

Conditions

1. This permission shall expire on 30 November 2011. At or before the expiration of this period the use now authorised shall cease unless the prior written consent of the Local Planning Authority has been obtained for its continuation.

Reason

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

2. The use hereby permitted shall not be open to the public outside the following hours:-

7.00am – 1.00am Mondays to Fridays inclusive.

7.00am – 2.00am Saturdays

9.00am – 2.00am Sundays and Bank Holidays.

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.

Reason for Decision

In principle this is an acceptable alternative use for these vacant town centre premises subject to monitoring over this temporary period to ensure that it does not cause any undue nuisance to neighbouring residential properties in accordance with the adopted Copeland Local Plan 2001-2016 and Planning Policy Statement 4 (PPS4) 'Planning for Sustainable Economic Growth'.

ITEM NO: 4.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 10/11/2010

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



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INTRODUCTION

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

PROPOSAL

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

The turbines are to generate electricity which is to be used to power the enterprise park. It is anticipated that any surplus would be sold off to the National Grid.

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

PLANNING POLICY

Planning Policy Statement 22 sets out the Governments guidance on renewable energy. It positively promotes and encourages such development where the technology is viable and environmental, economic and social aspects can be satisfactorily addressed.

A Cumbria wide Wind Energy Supplementary Planning Document (SPD) was published in July 2007. This is supplementary guidance and advocates a consistent approach to dealing with such proposals. The Council adopted this SPD in 2008.

Policy EGY1 of the adopted Copeland Local Plan 2001- 2016 lists the criteria against which all proposals for renewable energy are to be considered. This is set out below:-

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

1. That there would be no significant adverse visual impact
2. That there would be no significant adverse effects on landscape or townscape and distinctiveness
3. That there would be no adverse impacts on biodiversity
4. That proposals would not cause unacceptable harm to features of local, national and international importance for nature or heritage conservation,
5. That measures are taken to mitigate any noise, smell, dust, fumes or other nuisance likely to affect nearby residents or other adjoining land users,
6. That adequate provision can be made for access, parking and any potentially adverse impacts on the highway network,

7. That any waste arising as a result of the development would be minimized and dealt with using suitable means of disposal

Policy EGY2 refers specifically to wind energy. In addition to the criteria set out in Policy EGY1 it requires a scheme to be agreed for the removal of the turbine and associated structures and the restoration of the site once the turbine has been removed.

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

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

The application site falls within part of a wider designated Tourism Opportunity site. Although tourism related development is encouraged in the area Policy TSM 2 of the Local Plan clarifies that development in such areas should not compromise the qualities and character of the undeveloped coast or public access.

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

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

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

CONSULTATION RESPONSES

Highways Control Officer

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

Environmental Health Officer

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

ASSESSMENT

The site occupies an exposed coastal location where wind speeds are sufficient to make the turbines work efficiently. The turbines will be located within the curtilage of the existing industrial estate and this particular location is fixed due to the nature of the proposal which is to provide electricity to the adjoining industrial units.

The site is classified as having a modest landscape capacity in the adopted Cumbria Wind Energy SPD. The SPD suggests that in such areas a small group (up to 3-5 turbines) might be acceptable. This guidance relates to large scale turbines rather than the modest scale being proposed in this instance.

The turbines will be spaced at 40 metre intervals and this will enable some physical and visual separation from Haig Colliery which is both a Scheduled Ancient

monument and also a Grade II Listed Building. Although the turbines will be visible above the existing industrial buildings they will be read in the context of the industrial estate. The use of a grey tower would also reflect the industrial character of this site. The existing buildings will interrupt views within the local area and the existing banking and vegetation on the coastal side will reduce the amount of the towers that are visible.

The relatively small scale of the turbines and their positioning against the industrial complex will reduce their visual impact in distant views, especially from St Bees Head.

The visual impact of the turbines needs to be balanced against the benefits that will result from this proposal. Given the scale of the turbines proposed the actual energy production will be modest. The applicant's agent has been asked to provide additional information to clarify what the average energy output of the turbines is likely to be and to clarify the extent of the overall benefits to the industrial estate in terms of reducing energy demands and as a result greenhouse gases.

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

As the proposal raises a number of issues with regards to landscape and visual impact, effects on the setting of a Scheduled Ancient monument and Listed Building and also potential noise nuisance it is appropriate for Members to visit the site before reaching a decision.

Recommendation:-

Site Visit

Application Number	4/10/2127/001
Applicant	Kells Development Co Ltd
Location	FORMER WHITE SCHOOL, SOUTH ROW, WHITEHAVEN
Proposal	ERECTION OF 74 DWELLINGS, COMPRISING 31 SELF BUILD PLOTS 21 DWELLINGS FOR SALE 22 DWELLINGS FOR RENT OR SHARED OWNERSHIP
Decision	Approve subject to S106
Decision Date	20 October 2010
Dispatch Date	20 October 2010
Parish	Whitehaven

Application Number	4/10/2244/0F1
Applicant	Mr J Case
Location	BANKFIELD HOUSE HOTEL, KIRKSANTON, MILLOM
Proposal	CONSERVATORY TO HOUSE, CREATION OF MENAGE, ERECTION OF STABLE BLOCK AND SEPARATE STORAGE BUILDING FOR EQUESTRIAN EQUIPMENT/VEHICLES WITH WOOD STORE AREA.
Decision	Approve (commence within 3 years)
Decision Date	8 October 2010
Dispatch Date	8 October 2010
Parish	Whicham

Application Number	4/10/2336/0F1
Applicant	Sellafield Limited
Location	SELLAFIELD, SEASCALE
Proposal	SITING OF TWO STOREY CONTRACTORS CABIN FOR USE AS GENERAL OFFICE ACCOMMODATION
Decision	Approve (commence within 3 years)
Decision Date	8 October 2010
Dispatch Date	8 October 2010
Parish	St Bridgets Beckermest

Application Number	4/10/2364/0F1
Applicant	Phillip Carruthers Limited
Location	PLOT 7, LAND ADJACENT TO RAILWAY COTTAGES, MORESBY PARKS, WHITEHAVEN
Proposal	ERECTION OF 3 BEDROOMED DETACHED DORMER BUNGALOW WITH DETACHED DOUBLE GARAGE
Decision	Approve (commence within 3 years)
Decision Date	7 October 2010
Dispatch Date	7 October 2010
Parish	Moresby

Application Number	4/10/2390/0F1
Applicant	Mr R Fowler
Location	LAND TO REAR OF 8 SPOUT HOUSE FARM, SANDWICH, WHITEHAVEN
Proposal	STORAGE CONTAINER (RETROSPECTIVE)
Decision	Approve (commence within 3 years)
Decision Date	6 October 2010
Dispatch Date	6 October 2010
Parish	Whitehaven

Application Number	4/10/2404/0F1
Applicant	Sellafeld Limited
Location	SELLAFIELD, SEASCALE
Proposal	RENEWAL OF TEMPORARY PERMISSION (4/07/2433) FOR SINGLE STOREY PREFABRICATED BUILDING FOR OFFICE USE
Decision	Approve
Decision Date	8 October 2010
Dispatch Date	8 October 2010
Parish	Ponsonby

Application Number	4/10/2406/0F1
Applicant	Mr A Lillington
Location	58 LOWTHER STREET, WHITEHAVEN
Proposal	CHANGE OF USE FROM USE CLASS A1 TO A2
Decision	Approve (commence within 3 years)
Decision Date	6 October 2010
Dispatch Date	6 October 2010
Parish	Whitehaven

Application Number	4/10/2408/0F1
Applicant	Mr S Ray
Location	BARN ADJACENT TO ASBY HOUSE, ASBY LANE, ASBY
Proposal	CONVERSION OF BARN TO A RESIDENTIAL DWELLING HOUSE
Decision	Approve (commence within 3 years)
Decision Date	6 October 2010
Dispatch Date	6 October 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2409/0F1
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Applicant	Mrs J Dixon
Location	9 ASH GROVE, RANNERDALE, WHITEHAVEN
Proposal	ERECTION OF A CONSERVATORY
Decision	Approve (commence within 3 years)
Decision Date	22 October 2010
Dispatch Date	22 October 2010
Parish	Whitehaven

Application Number	4/10/2411/OF1
Applicant	Mr M Taylor
Location	9 EAGLES WAY, MORESBY PARKS, WHITEHAVEN
Proposal	TWO STOREY SIDE EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	6 October 2010
Dispatch Date	6 October 2010
Parish	Moresby

Application Number	4/10/2412/OF1
Applicant	Mr G McMinn
Location	ISLE VIEW, NETHERTOWN, EGREMONT
Proposal	SINGLE STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	1 November 2010
Dispatch Date	1 November 2010
Parish	Lowside Quarter

Application Number	4/10/2413/OF1
Applicant	Mr and Mrs S Johnston
Location	GHYLL BROW, LOW MORESBY, WHITEHAVEN
Proposal	CONVERSION AND EXTENSION OF BARN TO FORM NEW DWELLING (RE-SUBMISSION)
Decision	Approve (commence within 3 years)
Decision Date	25 October 2010
Dispatch Date	25 October 2010
Parish	Moresby

Application Number	4/10/2414/001
Applicant	Mr and Mrs Barnes
Location	25 PANNATT HILL, MILLOM
Proposal	OUTLINE APPLICATION TO BUILD A DWELLING AND GARAGE

Decision	Refuse
Decision Date	22 October 2010
Dispatch Date	22 October 2010
Parish	Millom

Application Number	4/10/2418/0F1
Applicant	Nuclear Decommissioning Authority
Location	FLEMING HALL, GOSFORTH, SEASCALE
Proposal	CREATION OF HARDSTAND AREA
Decision	Approve (commence within 3 years)
Decision Date	25 October 2010
Dispatch Date	25 October 2010
Parish	Gosforth

Application Number	4/10/2419/0F1
Applicant	Mr C Steele
Location	HALL SENNA, HALLSENN, HOLMROOK
Proposal	REPAIR AND EXTEND EXISTING ROOF ON OUTBUILDINGS TO CREATE COVERED OUTDOOR SEATING AREA
Decision	Approve
Decision Date	18 October 2010
Dispatch Date	18 October 2010
Parish	Gosforth

Application Number	4/10/2420/0F1
Applicant	Mr J Carr
Location	LAND NEAR TO COULDERTON HOUSE, COULDERTON, EGREMONT
Proposal	ERECTION OF A SINGLE 11KW GAIA WIND TURBINE
Decision	Refuse
Decision Date	28 October 2010
Dispatch Date	28 October 2010
Parish	Lowside Quarter

Application Number	4/10/2421/0F1
Applicant	Mr Savage and Miss Stephenson
Location	63 TOWER HILL, WHITEHAVEN
Proposal	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS
Decision	Approve (commence within 3 years)
Decision Date	6 October 2010

Dispatch Date	6 October 2010
Parish	Whitehaven

Application Number	4/10/2422/0F1
Applicant	Mr J Wilson
Location	WHITEHAVEN BOWLING CLUB, COACH ROAD, WHITEHAVEN
Proposal	TWO SINGLE STOREY EXTENSIONS TO EXISTING CLUB HOUSE
Decision	Approve (commence within 3 years)
Decision Date	22 October 2010
Dispatch Date	22 October 2010
Parish	Whitehaven

Application Number	4/10/2425/0F1
Applicant	Mr T Geer
Location	15 WASDALE PARK, SEASCALE
Proposal	ERECT DETACHED DOUBLE GARAGE
Decision	Approve (commence within 3 years)
Decision Date	11 October 2010
Dispatch Date	11 October 2010
Parish	Seascale

Application Number	4/10/2427/0F1
Applicant	Mr J Fidler
Location	47 GOSFORTH ROAD, SEASCALE
Proposal	REAR SINGLE STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	11 October 2010
Dispatch Date	11 October 2010
Parish	Seascale

Application Number	4/10/2428/001
Applicant	Mr N Fitzsimmons
Location	GARDEN LAND TO VALE VIEW, BIRKS ROAD, CLEATOR MOOR
Proposal	OUTLINE APPLICATION FOR DWELLING AND ACCESS (RE-SUBMISSION)
Decision	Refuse
Decision Date	18 October 2010
Dispatch Date	18 October 2010
Parish	Cleator Moor

Application Number	4/10/2432/TPO
Applicant	Mr L Fitzsimons
Location	18 FOXHOUSES ROAD, WHITEHAVEN
Proposal	CROWN REDUCTION AND TRIM ALL BRANCHES BACK ON ONE WYCH ELM SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	6 October 2010
Dispatch Date	6 October 2010
Parish	Whitehaven

Application Number	4/10/2433/OF1
Applicant	SASRA (FAO Mr A Kendall)
Location	WINDSCALE CLUB, GOSFORTH ROAD, SEASCALE
Proposal	CHANGE OF USE OF GAMES/SOCIAL ROOM TO FITNESS FACILITY AND THE ERECTION OF NEW ENTRANCE PORCH AND RAMPED ACCESS
Decision	Approve (commence within 3 years)
Decision Date	25 October 2010
Dispatch Date	25 October 2010
Parish	Seascale

Application Number	4/10/2445/OF1
Applicant	Mrs S Gallagher
Location	WHITRIGGS VILLA, DRIGG ROAD, SEASCALE
Proposal	GROUND FLOOR UTILITY ROOM EXTENSION, TWO STOREY KITCHEN/BEDROOM EXTENSION & PAVED PATIO AREA
Decision	Approve (commence within 3 years)
Decision Date	28 October 2010
Dispatch Date	28 October 2010
Parish	Seascale

Application Number	4/10/2451/ON1
Applicant	Mr T Beatty
Location	LANGHORN FARM, BIGRIGG, EGREMONT
Proposal	NOTICE OF INTENTION FOR EXTENSION OF PORTAL FRAME BUILDING
Decision	Approve Notice of Intention
Decision Date	20 October 2010
Dispatch Date	20 October 2010
Parish	Egremont

Application Number	4/10/2453/Of1
Applicant	Mr and Mrs Williams
Location	10 PARKLANDS DRIVE, EGREMONT
Proposal	EXTENSION & CONSERVATORY TO REAR
Decision	Approve (commence within 3 years)
Decision Date	28 October 2010
Dispatch Date	28 October 2010
Parish	Egremont

Application Number	4/10/2454/TPO
Applicant	Home Group Limited
Location	TO FRONT OF 34-35 EHEN COURT ROAD, EGREMONT
Proposal	CROWN LIFTING OF TWO ACER TREES PROTECTED BY A TREE PRESERVATION ORDER
Decision	TREE PRESERVATION APPROVE
Decision Date	20 October 2010
Dispatch Date	20 October 2010
Parish	Egremont

Application Number	4/10/2456/ON1
Applicant	Home Group Limited
Location	CALDER BUNGALOW, MEADOW ROAD, MIREHOUSE, WHITEHAVEN
Proposal	PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF BUNGALOW
Decision	Approve Demolition
Decision Date	21 October 2010
Dispatch Date	21 October 2010
Parish	Whitehaven

Application Number	4/10/2457/ON1
Applicant	Mr M Fenwick
Location	THREE OAKS, CALDERBRIDGE, SEASCALE
Proposal	NOTICE OF INTENTION FOR ERECTION OF AGRICULTURAL BUILDING (RE-SUBMISSION)
Decision	Approve Notice of Intention
Decision Date	20 October 2010
Dispatch Date	20 October 2010
Parish	Haile

Application Number	4/10/2464/TPO
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Applicant	Mr Ian Robinson
Location	23 HOLBORN HILL, MILLOM
Proposal	FELL WESTERN RED CEDAR TREE WHICH LIES WITHIN MILLOM CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	25 October 2010
Dispatch Date	25 October 2010
Parish	Millom

Application Number	4/10/9011/0F2
Applicant	J and M Casson & Sons
Location	LAMBHILL QUARRY, LOW MORESBY, WHITEHAVEN
Proposal	APPLICATION TO VARY CONDITION 1 OF PLANNING PERMSSION 4/00/9018 TO EXTEND THE TIME LIMIT TO 30.01.2021
Decision	County Council Approved
Decision Date	21 October 2010
Dispatch Date	26 October 2010
Parish	Moresby