

PLANNING PANEL- 13 OCTOBER 2010

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STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

ITEM NO: 1.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 13/10/2010

Application Number:	4/10/2257/0o1
Application Type:	Outline : CBC
Applicant:	Mr and Mrs T Sharp
Application Address:	LAND NORTH EAST OF BRAYSTONES, BECKERMET
Proposal	OUTLINE APPLICATION FOR THE ERECTION OF NEW FARM HOUSE
Parish:	Lowside Quarter
Recommendation Summary:	Approve in Outline



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Introduction

Members resolved at the July Planning Panel to carry out a site visit in respect of this application. This took place on Wednesday 4 August 2010. The agricultural appraisal from external consultants has since been awaited. This was received on 10 September 2010.

The Proposal

Permission is sought in outline for the erection of a new agricultural dwelling on a green field site to the north of Braystones village. The applicants currently have an existing operational farm unit in the centre of the village comprising 125 acres known

as 'Holme Croft Farm' which they have farmed for many years as a livestock rearing and arable unit and now wish to relocate outside the village. The grounds put forward in support of the proposal centre on the fact that an agricultural appraisal undertaken on behalf of the applicants in 2008 identified that their current site is constrained by being within the centre of a village which has over the years become increasingly residential in nature. This has affected the farming enterprise by restricting livestock / machinery movements and the amount of noise generated from such an enterprise is locally becoming an issue. As a result the applicants are reluctant to invest in the erection of modern farm buildings on this site which are necessary for viable business production with the existing ones now becoming inadequate for modern agricultural use. The accompanying report highlights the applicants need to relocate the farm unit and identifies the limitations they face if they continue to operate from the present premises.

It is proposed that the range of traditional buildings at the existing farm unit in the village will be converted to residential, subject to the necessary planning consents being obtained, and the existing farmhouse which is unrestricted either sold off or rented out.

Planning Policy

The following national guidance and local plan policies are relevant to the determination of this application:

Planning Policy Statement 7 'Sustainable Development in Rural Areas' sets out the national criteria and functional test that need to be satisfied for any new agricultural enterprise where a residential dwelling is proposed.

Adopted Copeland Local Plan 2001-2016 Policies:

DEV 5 'Development in the Countryside' sets out the specific types of development that are permitted in the countryside and includes essential agricultural development.

DEV 6 'Sustainability in Design' advocates high quality sustainable design in all new developments.

HSG 5 'Housing Outside Settlement Development Boundaries' only permits housing in the countryside where exceptional need cases have been demonstrated.

Consultation Responses

Lowside Quarter Parish Council – no objections.

Highway Authority – no objections from a highway point of view subject to an appropriate condition.

Flood and Coastal Defence Engineer – Acknowledges that the application site falls within flood zone 1 with 2 and 3 adjacent, and that surface water is to be disposed of via a sustainable drainage system and soakaway.

Scientific Officer – informs that housing is classed as a sensitive use and that a desk study and site walkover will be required.

Assessment

Any proposal such as this for the setting up of a new agricultural enterprise with a residential unit in the open countryside is subject to rigorous vetting, irrespective of the fact it constitutes a relocation, and has to satisfy the criteria set out in Planning Policy Statement 7 by passing the functional and financial test as well as the relevant local plan policies. If these indicate the scheme is viable then it is necessary to consider the suitability of the site which is in open countryside for a development of this nature.

An independent agricultural appraisal has now been carried out on the Council's behalf by Capita Symonds Ltd. It concludes that there is clearly a functional need in relation to this holding for 1 full time worker actively involved in the management of the unit to be resident on or immediately adjacent to it and that the business is well established and financially viable

As regards the siting of the new agricultural dwelling, although this is green field it is considered that this location on land the applicants own to the north of Braystones village is reasonably central to the holding and in a situation which can be adequately accessed from the adjacent unclassified road.

It is considered that the proposal, to relocate the farm stead outside the village of Braystones, fully satisfies the functional and financial test criteria set out in PPS 7. It also accords with local plan Policies DEV 5, DEV 6 and HSG 5 which support housing in the countryside where exceptional need cases in suitable locations such as this have been adequately demonstrated.

Recommendation:-

Approve in outline

Conditions

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of approval of the last of the reserved matters whichever is the later.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Reason

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

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

Reason

To ensure the provision of a satisfactory drainage scheme.

4. No development approved by this permission shall be commenced until a desk top study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk for on site contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment to the satisfaction of the Local Planning Authority.

Reason

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

Reason for Decision

Supported by a proven agricultural need case the principle of relocating the existing farm house from the centre of Braystones to a green field location just to the north is considered acceptable in accordance with Planning Policy Statement 7 "Sustainable Development in Rural Areas" and adopted Copeland Local Plan 2001-2016 Policies DEV 5, DEV 6 and HSG 5.

HOLMECROFT FARM, BRAYSTONES, BECKERMET

REPORT ON THE PROPOSED RELOCATION OF THE FARMHOUSE.

Capita Symonds
The Capita Building
Kingmoor Business Park
CARLISLE
Cumbria
CA6 4SJ

Tel: 01228 673177

September 2010

CAPITA SYMONDS

HOLMECOFT FARM, BRAYSTONES - REPORT ON THE PROPOSED RELOCATION OF THE FARMHOUSE.

1.0 Introduction

- 1.1 This report has been prepared at the request of Copeland Borough Council who on 30th June 2010 asked if I would report on the agricultural need in relation to the proposed relocation of the farm steading known as Holmecroft, Braystones. Unfortunately, their original instructions went missing in transit and were subsequently re-confirmed on 19th August 2010.
- 1.2 I met the applicants Tony and Morag Sharp at Holmecroft Farm on 1st September 2010. The following information was provided:

Part 1 – The Existing Situation

2.0 Land Occupied

- 2.1 The land currently farmed by the applicant extends in total to 51 ha (126 acres) and is made up of the following blocks:-
- 2.1.1 10.3 ha (25.5 acres) of owner occupied land at Braystones. The farm has been owned by the Sharp family since the late 1930's.
- 2.1.2 28.7 ha (71 acres) of land held on a Farm Business Tenancy at Braystones. This land was originally owned by the applicants but was sold to RWE (a

German electric power and utilities company) as a speculative development site. It is understood that the applicants have the option to 'buy-back' this land in the event that no development takes place.

2.1.3 11.8 ha (29 acres) of land held on seasonal agreements. The majority of this land has been farmed by the applicants for a good number of years and there is every likelihood that these arrangements will continue in the future.

3.0 Livestock

3.1 The following livestock are currently kept on this holding.

3.1.1 50 Belgian Blue cross Continental suckler cows together with their calves which are retained until approximately 12 months of age.

3.1.2 150 breeding ewes with lambs, which are mainly January to March lambing.

4.0 Cropping

4.1 The following crops are currently grown on this holding:-

- 4.1.1 Approximately 5 acres of spring barley, which is either grown for home-consumption grain or arable silage.
- 4.1.2 1 acre of potatoes which is grown to meet local demand.
- 4.1.3 Approximately 50 acres of silage which is cut and conserved in up to 2 cuts each year.
- 4.1.4 The remainder of the farm is grazed grassland.

5.0 Farm Buildings

5.1 All the buildings serving this farm business are presently located at Holmecroft in the village. Briefly, they comprise:

- Traditional stone and slate range of buildings including the former dairy, traditional middens and general purpose storage rooms.
- Modern steel portal framed general purpose building (approx 70' x 80') with concrete floor.
- Former Dutch barn and adjoining timber framed shed (approx. 60' x 60').

6.0 Domestic Buildings

6.1 The farmhouse at Holmecroft is a traditionally constructed, 4 bedroom property with 2 reception rooms, kitchen, bathroom and utility room.

6.2 Adjoining the farmhouse are two self contained semi detached cottages, which both offer 4 bedroom accommodation. These properties were built / converted on the site of a redundant farm building approximately ten years ago and provide a

useful source of diversified farm income. They are presently let to workers based at Sellafield..

7.0 Labour and Residence

7.1 Tony and Morag Sharp both work on the farm and live in the farmhouse at Holmecroft. They have one casual assistant to help them on the farm.

8.0 Other Information

8.1 Recent developments in the village of Braystones have focussed the applicants' minds on the difficulties of farming in a compact village. Further proposed residential and holiday developments will likely make this situation more difficult. The decision was made to consider re-locating the farm steading just out of the village on their owner-occupied land and it is understood that planners have indicated a preferred site.

Part 2 – Guidance in relation to the requirements of PPS7

9.0 PPS7 and the Need for Agricultural Worker's Dwellings

9.1 The need for Agricultural Workers Dwellings is covered in Planning Policy Statement PPS7 "Sustainable Development in Rural Areas" and in particular Annex A of that publication.

9.2 Guidance is given on the criteria to be met for Agricultural Worker's Dwellings and in relation to a permanent Agricultural Worker's Dwelling these criteria are set out in paragraph 3 of Annex A to PPS7.

These criteria are:-

i) *There is a clearly established existing functional need.*

There is a clearly established existing functional need on this holding at the present time arising from the care of the livestock. This will be particularly the case in the spring months when the breeding ewes are lambing and the suckler cows are calving.

ii) *The need relates to a full time worker or one who is primarily employed in agriculture and does not relate to a part time requirement.*

I have calculated the labour requirement on this farm based on the existing numbers of livestock and cropping practices and I am able to advise that there is a labour requirement in excess of 1 full time worker.

iii) *The unit and the agricultural activity concerned have been established for at least 3 years, have been profitable for at least 1 of them, are currently financially sound and have a clear prospect of remaining so.*

As previously detailed, the Sharp family have farmed at Braystones for many decades.

Financial viability can be defined as offering a competent person the prospect of a sufficient livelihood. In practice this can mean a Net Farm Income after all expenses such as feed, fertiliser and property maintenance, at least equivalent to an Agricultural Worker's minimum wage, which is currently in the region of £14,500 per annum. I have calculated the Net Farm Income that this farm is likely to achieve based on the current numbers of livestock and cropping practices and I am able to advise that although this is a relatively small farm unit, it will, in most years, produce sufficient return to consider it viable.

- iv) *The functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation based in the area, which is suitable and available for occupation by the workers concerned.*

Today it is only really necessary for specialist workers to live on or immediately adjacent to agricultural holdings. This is to be available at most times in case animals or agricultural processes require essential care at short notice and to deal quickly with emergencies that could otherwise cause serious loss of crop or products, or in this case losses of livestock.

Currently, I am of the opinion that in the interests and the wellbeing of the livestock, for the efficient running of the holding and for overall security it is essential that one full time worker, actively involved in the management of this unit, be resident on or immediately adjacent to it.

At the present time, the existing farmhouse at Holmecroft meets this requirement however it is understood that the principal of disposing of this property and providing a replacement has been accepted.

- v) *Other normal planning requirements for example in relation to access or impact on the countryside are satisfied.*

These are beyond my instructions.

10.0 Conclusions

I therefore conclude by advising as follows:-

1. There is a clearly established existing functional need in relation to this holding for 1 full time worker, actively involved in the management of this unit to be resident on or immediately adjacent to it.
2. I have calculated the labour requirement on this holding and can advise that there is a labour requirement in excess of 1 full time worker and therefore the labour requirement test is met.

3. The business is financially viable and therefore the financial viability test is met.

4. At the present time, whilst the existing dwelling at Holmecroft meets the requirement to house the 1 full time worker, actively involved in the management of this unit that is required to be resident on or immediately adjacent to this holding, the purpose of this application is to re-locate the farm steading outside the village.

David Rawle MRICS
August 2010

**COMPLIANCE WITH RICS PRACTICE STATEMENT SURVEYORS ACTING
AS EXPERT WITNESSES**

I hereby declare that my Report complies with the requirements of the RICS Practice Statement "Surveyors Acting as Expert Witnesses" 3rd Edition effective from 1 January 2009 and in particular

- (i) that the report includes all facts which the surveyor regards as being relevant to the opinion which he or she has expressed and that the judicial body's attention has been drawn to any matter which would affect the validity of that opinion; and
- (ii) that the report complies with the requirements of The Royal Institution of Chartered Surveyors, as set down in *Surveyors acting as Expert Witnesses: Practice Statement*; and
- (iii) That the expert understands his or her duty to the judicial body and has complied with that duty.
- (iv) 'I believe that the facts I have stated in this report are true and that the opinions I have expressed are correct'.

ITEM NO: 2.

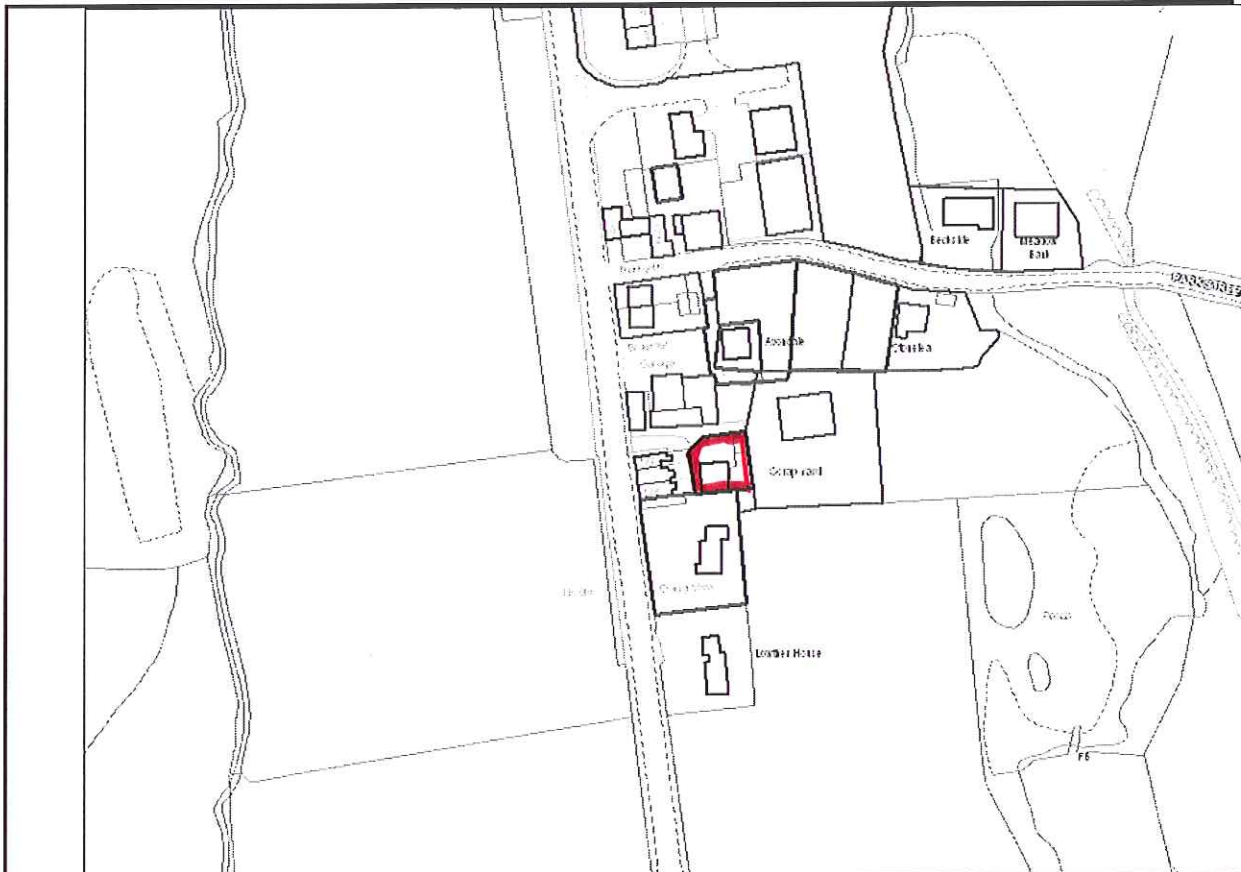


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 13/10/2010

Application Number:	4/10/2298/0F1
Application Type:	Full : CBC
Applicant:	Mr G Chapman
Application Address:	REAR OF 127 FRIZINGTON ROAD, FRIZINGTON
Proposal	CHANGE OF USE TO JOINERS WORKSHOP (RETROSPECTIVE)
Parish:	Arlecdon and Frizington
Recommendation Summary:	Approve



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Planning permission is sought in retrospect for the change of use and erection of a joiner's workshop on land to the rear of 127 Frizington Road, Frizington. The application was reported to the Planning Panel meeting on 15 September 2010 with a recommendation that a site visit was undertaken by Members prior to reaching a decision. This site visit took place on 29 September 2010.

The site is located in the Frizington settlement along Frizington Road to the south of the village. It is located to the rear of a terrace of 3 dwellings, adjoining a scrapyard to the north and also a car garage. Located further to the north is a modern development of rural workshops.

Planning permission was granted on the site in 1995 (4/95/0098/0F1 refers) for a joinery workshop and storage building, measuring 6.0m x 9.9m, with a height of 6.0m

to the ridge of the roof and it was located in a similar position to the current building. The approval however was granted on the basis that the workshop was to be used for the applicant's hobby and not for any business use.

The application seeks retrospective permission for the change of use for a building to a joiner's workshop. The building is 9.7m x 9.7, with a height of 3.05m to the eaves and a height of 4.27m to the ridge. It is a timber frame clad with green box profile sheeting, with a grey box profile sheeting roof. Currently on the site there are two buildings, the other of which is a similar size to that applied for and does not have the benefit of planning permission together with a container which is to be removed from the site and some joinery materials. The site is approximately 370m² in size. The building is 10.0m from the rear elevation of the terrace.

A letter of objection has been received regarding the proposal from the adjoining owner of the garage and scrapyards who have a dwelling on the adjoining site. The concerns raised are as follows: -

- The applicant has not received permission for either of the buildings on site.
- There are currently two businesses being run from the site.
- The applicant does not own the access and should not park vehicles on this area.
- The site is very untidy.

With regards to planning policy on employment uses, the pretext to Policy EMP 5 states:-

'The Council is keenly aware of the need to encourage small business development throughout the Borough. There is a particular need to maintain a supply of affordable sites and premises for new starters and existing firms. It is apparent that there is much underused and vacant land and property within the larger settlements which could usefully be brought into employment use but the Council is determined to ensure that such development does not pose a threat to the health, safety or amenity of adjoining neighbours, particularly in areas of primarily residential use. It will also expect new development to achieve good standards of design and service provision. In some cases the Council may consider the use of temporary or personal planning permissions to control development in the interests of established communities.'

In accordance with the above, the site is poorly located for the use currently being undertaken due to the restricted site size, poor access and parking, and close proximity to residential properties. Due to these points it is considered inappropriate for the use to continue from the site on a permanent basis. If the use was to be allowed, any change or expansion of the business could lead to an adverse impact on the residential amenity of the area, and in addition there are many other suitable locations for a business of this nature, such as the rural workshop units which are less than 200m away from the site. But given the business is already running from the site, it would be inappropriate to refuse the application which could lead to the closure of a local business, which the Council would not wish to see. Therefore it is considered appropriate to allow the use to continue on the site on a temporary basis of 12 months in order to allow the applicant time to make arrangements to relocate this business to a more appropriate site.

Recommendation:-

Approve

Conditions

- 1) This permission shall expire on 31 October 2011. The use shall cease and all buildings and any associated structures shall be removed from the site on or before this date and the land restored in a manner to be agreed in writing with the Local Planning Authority.

Reason

The Local Planning Authority does not consider the site to be appropriate for permanent commercial use of the nature and scale as currently exists.

Reason for Decision

The Local Planning Authority does not consider the site to be appropriate for permanent commercial use of the nature and scale as currently exists, which is considered at variance with Policies EMP 5 and DEV 6 of the adopted Copeland Local Plan 2001 – 2016.

ITEM NO: 3.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 13/10/2010

Application Number:	4/10/2382/0F1
Application Type:	Full : CBC
Applicant:	Home Group Developments Limited
Application Address:	LAND AT GRAMMERSCROFT, MILLOM
Proposal	DEMOLITION OF 36 DWELLINGS & THE ERECTION OF 41 NEW TWO, THREE & FOUR BEDROOMED DWELLINGS WITH ASSOCIATED LANDSCAPING & EXTERNAL WORKS
Parish:	Millom
Recommendation Summary:	Approve (commence within 3 years)



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Introduction

At the last Planning Panel meeting Members resolved to carry out a site visit before determining this application. The site visit took place on Wednesday 29 September.

This is a proposal to redevelop a substantial part of the existing Grammerscroft housing estate situated on the western edge of Millom. The estate currently comprises a mixture of 70 sub standard flat roofed two storey semi detached and terraced dwellings built in the 1940's. The applicants, Home Housing, still own the majority of the dwellings though a number are now privately owned having been purchased under the 'right to buy' scheme, and it is recognised that they all now fall short of current housing standards. To address this Home Housing are proposing to undertake a programme of refurbishment and replacement on the estate.

This application seeks permission for demolition of 36 dwellings on the site and erection of 41 new dwellings in their place with associated landscaping and external works. It has been established that the refurbishment work which involves cladding existing dwellings did not require formal consent.

The application is accompanied by the following information:

- Design and Access Statement
- Ecological Assessment
- Flood Risk Assessment
- Drainage Impact Assessment
- Ground Report

The Proposal

The 36 dwellings to be demolished are mainly situated in a group to the north west of the estate. In this location there are five blocks of 4 terraces and 6 pairs of semis to go with a separate block of four also to be demolished adjacent to the south eastern most entrance. The former are to be replaced with one block of five two storey terraces and 16 pairs of semi detached dwellings and the latter with two pairs of semis. This represents a density of 32 units per hectare.

In terms of detail there are 5 house types proposed, which are all two storey, and take the form of 17 two bedroom, 23 three bedroom and 1 four bedroom dwellings. External finishes proposed include flat grey roof tiles, either textured coloured render in white, cream or buff or clay, medium red coloured facing brick walls, and white upvc doors and windows. Solar panels are proposed to be incorporated into all the domestic roofs. All are designed to lifetime homes standards and incorporate a flexible and adaptable layout.

Whilst on the whole the separation distances required by Policy HSG 8 of the adopted Copeland Local Plan 2001-2016, between the proposed new properties and the existing, have been achieved within the layout there are specific areas at the north western end of the estate and the south eastern end where this could be improved. This is currently being addressed by the applicants and an amended scheme is to be submitted shortly and will be reported verbally to the meeting.

Vehicular access onto the site will be as existing and no alterations are proposed to the estate roads. Parking for each individual property will be provided on the frontage driveways and in addition it is intended to create two new off street parking areas for visitors/ overspill parking at the north western end and the south eastern end.

Consultations

This application has been subject to extensive consultations with statutory consultees and neighbours and the responses received are as follows:

Millom Town Council

No objections.

Highway Authority

No objection from a highway point of view subject to appropriate conditions.

Environment Agency

Raise no adverse comment. Confirm that the site is not at risk from tidal or river flooding. Note the provisions set out in the site specific Flood Risk Assessment (FRA).

Natural England

Note the ecological assessment submitted and that further survey work in respect of bats identified which needs to be undertaken. This could be secured by an appropriate condition.

Flood and Coastal Defence Engineer

Acknowledges that part of the site may be susceptible to surface water flooding and that this will be controlled via an attenuation system.

Landscape Officer

Request additional information regarding the trees and existing flora and fauna on the site which it is considered could be adequately addressed by suitable conditions.

No neighbour representations have been received to date.

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' advocates high quality sustainable design being achieved in all developments.

HSG 4 'Housing within Settlement Boundaries' permits housing redevelopment within settlement boundaries

HSG 8 'Housing Design Standards' sets out the standards of housing design all new housing development should meet.

HSG 13 'Loss of Dwellings' allows the loss of existing dwellings providing there is provision for their replacement or the loss is necessary to achieve other local plan objectives.

HSG 14 'Replacement of Dwellings' supports replacement dwellings subject to the provisions of Policy HSG 4 and certain exceptions.

Assessment

The re-development of this run down and dilapidated residential estate on the edge of the town is to be welcomed. The proposal to demolish 36 flat topped sub standard houses is considered justified and their replacement with a scheme for 41 modern energy efficient two storey housing and associated external works represents an acceptable form of new development which accords with Policies DEV 6, HSG 4, HSG 8, HSG 13 and HSG 14 of the adopted Copeland Local Plan 2001-2016.

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:-

- 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-CSH01v1, 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 – Interpretative, May 2010, WYG Engineering.
- Amended Site Plan –New Build Proposals, scale 1:250,drawing no 10006-11....., received ... October 2010.
- Amended Site Plan, scale 1:500, drawing no 10006-10..., received on ... October 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 001Rev P1, received on 5 August 2010.
- House Type Plans & Elevations, Type 2 +Type 3, scale 1:100, drawing no 10006-03 B, 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

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

Reason

In the interests of highway safety.

4. Before the dwellings are occupied the existing access to the highway shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason

To minimise highway danger and for the avoidance of doubt.

5. 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.

6. Before development is commenced the buildings shall be surveyed for the presence of bats by an expert approved by Natural England. The findings of the survey shall be confirmed in writing to the Local Planning Authority and appropriate measures taken to protect and relocate any species present in the buildings.

Reason

To ascertain the presence of protected species prior to works commencing.

7. No works or development shall take place until a scheme in accordance with BS 5837 : 2005 for the management of existing trees on the site and for their

protection during construction as well as for replacement tree planting, including species and sizes with a proposed timetable for planting and a maintenance regime, has been submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be carried out in accordance with the approved details and timetable.

Reason

To strengthen and improve the existing tree cover / TPO.

8. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

Reason for Decision

The proposed demolition of 36 dwellings on this dilapidated residential estate situated on the edge of Millom and their replacement with 41 new dwellings represents an acceptable form of development in accordance with Policies DEV 6, HSG 4, HSG 8, HSG 13 and HSG 14 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 4.

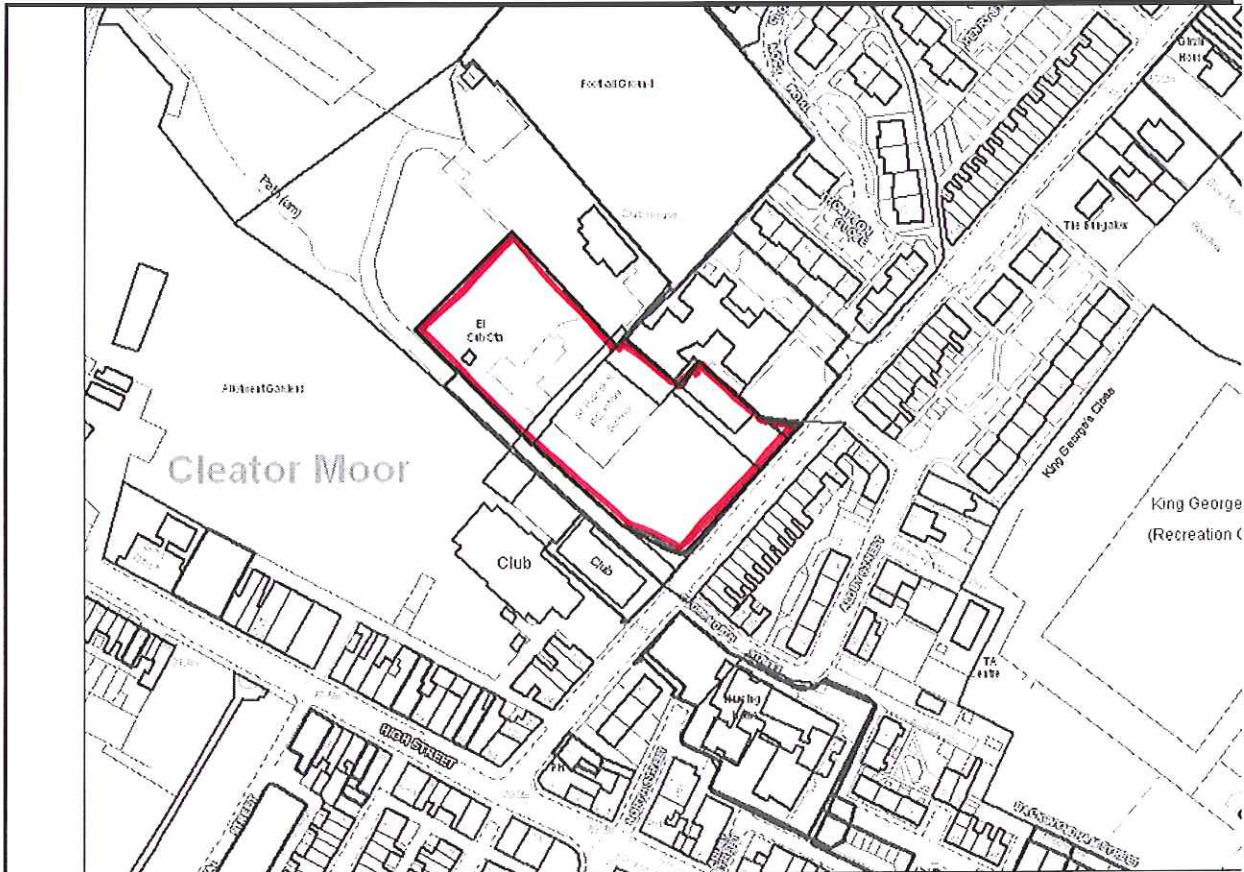


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 13/10/2010

Application Number:	4/10/2393/0F1
Application Type:	Full : CBC
Applicant:	NHS Cumbria
Application Address:	LAND OFF BIRKS ROAD, CLEATOR MOOR
Proposal	ERECTION OF SINGLE AND TWO STOREY HEALTH CENTRE INCLUDING PHARMACY UNIT, ASSOCIATED CAR PARK & EXTERNAL WORKS/LANDSCAPING
Parish:	Cleator Moor
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application relates to an open area of land which lies between the Howgill Centre and Cleator Moor Boxing Club. It covers a total area of 0.5 hectares and was formerly occupied by a school which has previously been demolished. Outline planning permission was granted for the development of the site to form a medical care centre in 2009 (4/09/2186).

Members recently visited the site.

PROPOSAL

This application is a detailed scheme for the erection of the proposed health centre on the site. The health centre will accommodate a GP practice, Primary Care Trust facilities, a pharmacy and also dental facilities. It will replace two existing doctors' surgeries within the town.

The building will provide a gross floor area of 1904 sq metres and is arranged between a single storey and a two storey wing which are to be linked by a two storey atrium. The building is of a modern contemporary design and will occupy the eastern portion of the site fronting onto Birks Road. A car park comprising of 63 spaces is to be created to the rear of the building which is to be accessed off Birks Road using an existing lane.

The building has been designed to incorporate a mixture of materials including brick, render and stone facing in order to break up its massing.

It is intended that the building will meet the requirements of BREEAM Excellent and a number of sustainable elements have been incorporated into the design. These include photovoltaic panels, air sourced heat pumps and sustainable drainage.

The application is accompanied by the following information:-

- Detailed layout and elevation plans
- A design and access statement
- An ecological appraisal
- A reptile survey report
- A traffic operational assessment and parking provision report

CONSULTATION RESPONSES

Highways Control Officer

The Transport Assessment has highlighted the issue of insufficient onsite parking to meet peak time demand; I am concerned that on street congestion could occur which could interfere with the free flow of traffic along Birks Road and adversely impact on the parking for the adjacent terraced housing in the area that are reliant on this form of parking. The applicant should address these issues to manage onsite parking and turning arrangements in addition to overspill parking on Birks Road.

Flood and Coastal Defence Engineer

The submitted drawing shows the layout of the onsite drainage with separate systems meeting to flow via a proposed combined sewer into the existing adopted system.

There is a suggestion of using soakaways but tests need to be carried out to confirm the suitability of and siting of soakaways. I would expect that the soil conditions would mean that soakaways are not suitable. Other methods could be used to reduce the surface water runoff rates including the use of rainwater recycling and the use of permeable paving.

United Utilities

The proposed sewer connection and flow rate from the site have been agreed.

Landscape Officer

The Council should seek a methodology statement for the containment and disposal of Japanese Knotweed on site as this plant is an amended species for control under section 14 of the Wildlife and Countryside Act 1981.

The self seeded trees that are present on the site should be lifted and utilised within the landscaping of the site. A soft landscaping scheme to accompany this proposal, which reflects both the scheme and local ecological environment should be secured. This should include full planting specification, method statement and post maintenance proposal.

Copeland Disability Forum

Fully support the application following clarification from the architect that the development will be DDA compliant.

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

The bulk of the building is divided into three principal elements which break up the mass of the building. This is important in the context of the residential scale of development which characterises Birks Road and also allows it to fit comfortably onto the site.

The lift tower is a relatively bland block in the context of the remainder of the front elevation. Its height and position make it a focal point of the development. It would be preferable if this tower was amended to slim down the area of brickwork and help to reinforce the vertical emphasis.

The colour and type of material to be used is important. The landscaping planter at the main entrance to the building should also be removed. The entrance has architectural strength which will be fragmented by the planter. The scheme will benefit from generosity of space and circulation around the entrance area.

Natural England

The ecological report identifies that further survey work would need to be undertaken. This survey should be undertaken, a report provided and the findings taking into consideration before the planning application is determined.

Regen NE Copeland

Fully support this application which is a vital project that will bring great benefit to our local community. We have worked long and hard with local partners to bring about this development and are delighted to see it moving forward.

Town Council

Discussions have previously taken place concerning pedestrian access to the Cleator Moor Celtic Club and restrictions to access which will apply as a result of the new development. The club itself is evolving from football as the core business to being a community hub which also has football at its heart. A number of events have been organised by Cleator Moor Celtic for the community with the management team there progressing this side of their activities with plans to provide social gatherings through the day for the over 55s in conjunction with Age UK. There is potential at this stage to secure a positive access outcome for all concerned to ensure that the flow of usage through all of the buildings, including the Howgill Family Centre, and the surrounding areas is fully utilised. Whilst fully supportive of the Health Centre development the Town council seek to highlight the issue as a matter for consideration.

Request a site visit before the application is determined.

Neighbours

One letter of objection has been received from an adjoining neighbour who expresses the following concerns:-

- The road is not adequate to take the extra traffic that would be generated by this application
- This will increase the demand for the small amount of on street parking on Birks Road
- Noise and impact on the amenity of the residential area
- Loss of privacy and light

PLANNING POLICY

Policy DEV 2 of the adopted Copeland Local Plan defines Cleator Moor as one of the key service centres where new development should be focused. The application site falls within the development boundary for the town and is brown field land.

Policy DEV 4 permits development within the defined development boundary with the preference for development on previously developed land.

Policy SVC 11 encourages new and improved health facilities on sites which are related to the needs of the community and are served by a range of transport modes.

Although Policy HSG 8 relates specifically to housing design standards it does set out the minimum separation distances that should be achieved with residential properties in order to protect residential amenity.

ASSESSMENT

The principle of developing this brown field site to provide a new medical centre was established by the granting of outline permission in 2009.

Although the proposed building is large in scale the site is of a sufficient size to accommodate a building of the size proposed and any redevelopment will improve the appearance of this part of the town.

The building is of a modern appearance and has been designed into 3 principal elements. This together with the use of different material types and colours is important as it breaks up the mass of the building and helps the development to relate to the scale of the residential properties on the opposite side of Birks Road.

Minor changes have been secured to introduce a step in the lift tower to break up the mass of brickwork and help to reinforce the vertical emphasis which highlights the main entrance to the building.

The applicant's agent has agreed to prepare a photomontage of the proposed building to illustrate its external appearance and scale with regards to the surrounding buildings. This photomontage will be on display at the meeting.

The building has been designed to form a frontage onto Birks Road although it has been set back from the pavement to allow for a reasonable separation distance with the residential properties opposite. The windows on the section of the building that is nearest to the houses on Birks Road have been designed to face away from these properties to reduce their impact on privacy.

The only outstanding issue relates to parking provision. The Highways Control Officer has expressed some concern about the level of off road parking provision proposed to serve the development. Following comments from the Town Council it would appear that there may be a possibility of utilising the land under the Football Clubs ownership to provide overspill car parking. The applicants have been asked to consider this issue in more detail. Members will be provided with an update at the meeting.

Overall this proposal is considered to be an acceptable form of development on this brown field site which will enhance the health facilities within the town.

Recommendation:-

Approve subject to the following conditions:-

Conditions

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

Reason

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

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Proposed elevations, scale 1:100, drawing number K650-P-06, received on 09th August 2010
- Proposed site plan and site location, scale 1:200, drawing number K650-P-02, received on 09th August 2010
- Proposed second floor plan, scale 1:100, drawing number K650-P-05, received on 09th August 2010
- Proposed sections and external stores, scale 1:100, drawing number K650-P-07, received on 09th August 2010
- Proposed first floor plan, scale 1:100, drawing number K650-P-04, received on 09th August 2010
- Proposed ground floor plan, scale 1:100, drawing number K650-P-03, received on 09th August 2010
- Existing site location plan, scale 1:1250, drawing number K650-P-01, received on 09th August 2010
- 3D perspective 1, drawing number K650-P-09, received on 16 August 2010
- 3D perspective 2, drawing number K650-P-10, received on 16 August 2010
- 3D perspective 3, drawing number K650-P-11, received on 16 August 2010
- 3D perspective 4, drawing number K650-P-12, received on 16 August 2010
- Sewer records OS sheet No NY0115SE, scale 1:1250, received on 09th August 2010
- Sewer records OS sheet No NY0215SW, scale 1:1250, received on 09th

August 2010

- Drainage drawing No EW01 Rev P1, scale 1:250, prepared by Clancy Consulting received on 25 August 2010
- Design and access statement prepared by Mellor Architects, reference GGB/BS/K650/LA1 dated July 2010
- Traffic operational assessment and parking provision update report by Curtins Consulting Ltd, reference 44992/SHM/dt, dated July 2010
- Ecological appraisal report prepared by WYG Environment, reference A062012, dated July 2010
- Reptile survey report prepared by WYG Environment, reference A062012, dated September 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. A sample panel of the proposed external facing materials shall be erected on the site for the further written approval of the Local Planning Authority and this approval shall be obtained before any of the superstructure is erected.

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

4. Before development commences representative samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

5. Prior to the commencement of development on the site a sample of the proposed roof covering shall be submitted to and approved in writing by the

Local Planning Authority. Development shall be carried out in accordance with the approved details thereafter.

Reason

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

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

Reason

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

7. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

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

Reason

To ensure a satisfactory landscaping scheme.

9. Before development commences full details of the foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure the provision of a satisfactory drainage scheme.

10. No development shall be carried out on site which is the subject of this permission until details of all the external illumination that is to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in full accordance with such details.

Reason

In the interests of visual amenity and highway safety.

11. The development shall implement all of the mitigation and compensation measures set out in the Ecological Appraisal Report, prepared by WYG Environment, dated July 2010, and submitted as part of the planning application.

Reasons

To protect the ecological interests evident on the site.

12. No development approved by this planning permission shall be commenced until a methodology statement management plan for the containment and disposal of Japanese Knotweed from the site has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details at all times thereafter.

Reason

To ensure that the existing Japanese Knotweed is controlled on the site as part of this development in accordance with the Wildlife and Countryside Act 1981.

13. Before the development hereby permitted is commenced a detailed scheme indicating the provision to be made for disabled people to gain access to and from the medical centre shall have been submitted to and approved by the Local Planning Authority in writing. The agreed scheme shall be implemented before the development hereby permitted is first brought into use.

Reason

To ensure reasonable access is provided to and within the development.

Reason for Decision

The proposed medical centre is of an acceptable scale and design and is located on a brown field site within the defined settlement boundary of a key service centre in accordance with Policies DEV 2, DEV 4 and SVC 11 of the adopted Copeland Local Plan 2001-2016

ITEM NO: 5.

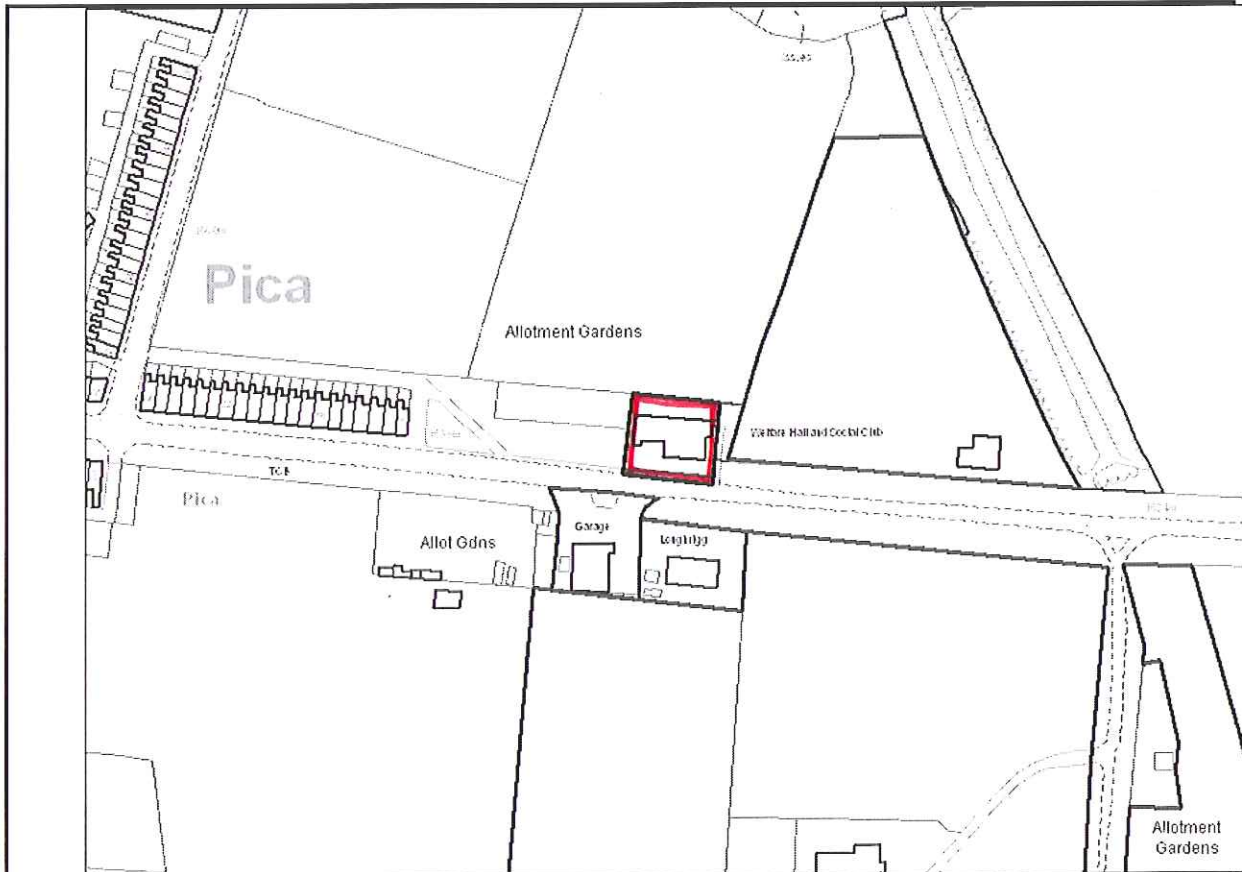


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 13/10/2010

Application Number:	4/10/2405/001
Application Type:	Outline : CBC
Applicant:	KMS Developments
Application Address:	FORMER MINERS WELFARE HALL, PICA, DISTINGTON
Proposal	OUTLINE APPLICATION FOR ERECTION OF A DWELLING
Parish:	Distington
Recommendation Summary:	Approve in Outline (commence within 3 years)



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INTRODUCTION

This application relates to the former Miners Welfare Hall which is located on the eastern edge of Pica. The Hall ceased to operate approximately 5 years ago and the building has remained vacant ever since. Planning permission was granted for the conversion of the Hall into a residential property in 2004 (4/04/2642). Outline planning permission was subsequently granted for the replacement of the hall with a two storey house in 2007 (4/07/2138) after it was determined that the existing building was in a poor structural condition and not suitable for conversion.

Outline planning permission was subsequently refused for the erection of two detached dwellings on the site in 2009. This proposal was subsequently dismissed on appeal.

PROPOSAL

The previous outline planning permission which was granted in 2007 expired in April. This application seeks a further outline planning permission for the replacement of the Hall with a single two storey dwelling.

CONSULTATION RESPONSES

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

PLANNING POLICY

Government Policy outlined in Planning Policy Statement 1 (Delivering sustainable development), Planning Policy Statement 3 (Housing) and Planning Policy Statement 7 (Sustainable development in rural areas) seeks to secure sustainable forms of development by focusing new housing into the larger settlements which have the necessary infrastructure and social capacity to accommodate it.

Pica is not recognised in the adopted Copeland Local Plan 2001 – 2016 as a settlement where new residential development is allowed. Policy HSG 5 presumes against allowing new housing development in the countryside except where it is required to meet exceptional circumstances arising from local social and economic conditions.

ASSESSMENT

The redundant building is sited on the outskirts of the village. Policy HSG 5 presumes against allowing new housing development in the countryside except where it is required to meet exceptional circumstances arising from local social and economic conditions. Residential development was deemed to be acceptable on this site in 2004 and 2007. The reuse of the site for community, employment or commercial purposes was considered to be unsuitable as it would potentially have an adverse effect on this predominantly residential area. Residential development was considered to be a more acceptable alternative use of the site in 2007 in the context of Policy HSG 5 of the adopted Local Plan.

The original outline planning permission which was granted for the erection of a dwelling on the site was determined in accordance with the adopted Copeland Local Plan 2001 – 2016 and also Government Policy advice set out in PPS 1, PPS 3 and PPS 7. As there has been no material change in planning policy since 2007 the outcome of the planning application should be as previously determined unless there has been a material change in circumstances.

The existing building is in a poor structural condition and has been vacant for a significant period of time. This proposal will result in an improvement in the appearance of the site which will benefit the general amenity in this part of the village.

Recommendation:-

Approve in outline

Conditions

1. The layout, scale, appearance, means of access thereto and landscaping shall be as may be approved by the Local Planning Authority.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be commenced not later than the later of the following dates:-

a) The expiration of THREE years from the date of this permission

Or

b) The expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Details of the proposed crossing of the highway verge and/or footway shall be submitted to the Local Planning Authority. The development shall not be commenced until details have been approved and the crossings have been constructed.

Reason

To ensure a suitable standard of crossing for pedestrian safety

4. The dwelling shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and brought into use. The vehicular access/turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior written consent of the Local Planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use.

Reason for Decision

The proposed development provides an acceptable alternative use for this small scale community site within this predominantly residential area in accordance with Policy HSG 5 of the adopted Copeland Local Plan 2001 – 2016.

ITEM NO: 6.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 13/10/2010

Application Number:	4/10/2429/OF1 4/10/2430/OL1
Application Type:	Full : CBC
Applicant:	Rosehill Theatre
Application Address:	ROSEHILL THEATRE AND BARN, MORESBY, WHITEHAVEN
Proposal	EXTENSION TO ROSEHILL THEATRE (GRADE II LISTED) AND ROSEHILL BARN (NOT LISTED BUT WITHIN THE CURTILAGE OF THE THEATRE) TOGETHER WITH ASSOCIATED SITE IMPROVEMENTS
Parish:	Moresby
Recommendation Summary:	Site Visit



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INTRODUCTION

These applications relate to the Rosehill Theatre and attached barn which are located off the minor road to Moresby. The buildings were formerly part of the larger complex of agricultural buildings that served Rosehill House to the north.

The larger barn was converted to form a theatre in 1959. It is a Grade 2 listed building which is noted for its interior decor which was designed by Oliver Messel. The detached barn which lies within the curtilage of the listed building is currently used as a function room.

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

PROPOSAL

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

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

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

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

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

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

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

The application is presently subject to statutory consultation procedures and a number of technical agencies have been consulted, including English Heritage.

As the proposals raise a number of issues relating to design, scale, access and impacts on the listed building it is appropriate for Members to visit the site before reaching a decision.

Recommendation:-

Site Visit

Application Number	4/10/2130/0F1
Applicant	Copeland Borough Council
Location	LAND TO NORTH AND SOUTH OF ALBION STREET, WHITEHAVEN
Proposal	NEW OFFICE ACCOMMODATION OF THREE & FOUR STOREYS
Decision	Approve
Decision Date	15 September 2010
Dispatch Date	15 September 2010
Parish	Whitehaven

Application Number	4/10/2243/0F1
Applicant	Mr D Swinnerton
Location	APPLETON HOUSE, 1 CASTLE CLOSE, WHITEHAVEN
Proposal	ERECTION OF BOUNDARY WALL AND REPROFILING OF GROUND
Decision	Approve (commence within 3 years)
Decision Date	15 September 2010
Dispatch Date	15 September 2010
Parish	Whitehaven

Application Number	4/10/2321/0F1
Applicant	Mrs A McGrath
Location	7 COUNTESS ROAD, BRANSTY, WHITEHAVEN
Proposal	TWO STOREY EXTENSION TO REAR
Decision	Approve (commence within 3 years)
Decision Date	21 September 2010
Dispatch Date	21 September 2010
Parish	Whitehaven

Application Number	4/10/2322/0F1
Applicant	Mr S Miller
Location	12 HIGHFIELD CLOSE, SEASCALE
Proposal	EXTENSIONS TO PROVIDE GARAGE, UTILITY, EN-SUITE, HALL, BEDROOM AND GARDEN ROOM
Decision	Approve (commence within 3 years)
Decision Date	13 September 2010
Dispatch Date	13 September 2010
Parish	Seascale

Application Number	4/10/2350/0F1
Applicant	Mr and Mrs T Bestford
Location	22 FOUNDRY ROAD, PARTON, WHITEHAVEN
Proposal	CONVERSION OF STORES AND PART DWELLING INTO A SEPARATE DWELLING
Decision	Approve (commence within 3 years)
Decision Date	10 September 2010
Dispatch Date	10 September 2010
Parish	Parton

Application Number	4/10/2352/0F1
Applicant	Mr M Holden
Location	21 CLINTZ ROAD, EGREMONT
Proposal	TWO STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	8 September 2010

Dispatch Date	8 September 2010
Parish	Egremont

Application Number	4/10/2355/0F1
Applicant	Mr & Mrs Knott
Location	HIGH HOWES, HIGH TREES FARM, LAMPLUGH
Proposal	ERECTION OF NEW DOUBLE GARAGE, INTERNAL ALTERATIONS & NEW BOUNDARY WALL & GATES (RE-SUBMISSION)
Decision	Approve (commence within 3 years)
Decision Date	10 September 2010
Dispatch Date	10 September 2010
Parish	Lamplugh

Application Number	4/10/2356/0F1
Applicant	Mr A Crayton
Location	CROFT HILL, QUALITY CORNER, MORESBY
Proposal	REMOVAL OF EXISTING OUTBUILDINGS & ERECTION OF EXTENSION TO MAIN HOUSE TO CREATE NEW DWELLING
Decision	Approve (commence within 3 years)
Decision Date	21 September 2010
Dispatch Date	21 September 2010
Parish	Moresby

Application Number	4/10/2361/0F1
Applicant	Mr G Tyson
Location	41 BASKET ROAD, KELLS, WHITEHAVEN
Proposal	ERECTION OF CONSERVATORY TO REAR AND EXTENSION OF EXISTING SHED/STORE TO FORM GARAGE
Decision	Approve (commence within 3 years)
Decision Date	10 September 2010
Dispatch Date	10 September 2010
Parish	Whitehaven

Application Number	4/10/2363/001
Applicant	Mr and Mrs A O'Neil
Location	LAND AT OLD KELLS, KELLS, WHITEHAVEN
Proposal	OUTLINE APPLICATION FOR ERECTION OF SINGLE DWELLING
Decision	Approve in Outline (commence within 3 years)
Decision Date	17 September 2010
Dispatch Date	17 September 2010
Parish	Whitehaven

Application Number	4/10/2366/0A1
Applicant	British Heart Foundation
Location	39 KING STREET, WHITEHAVEN
Proposal	ERECTION OF ONE ILLUMINATED FASCIA SIGN AND ONE ILLUMINATED PROJECTING SIGN
Decision	Approve (commence within 3 years)
Decision Date	15 September 2010
Dispatch Date	15 September 2010
Parish	Whitehaven

Application Number	4/10/2368/OF1
Applicant	Mr and Mrs A Carter
Location	55 LAUREL BANK, THE HIGHLANDS, WHITEHAVEN
Proposal	ERECTION OF SINGLE STOREY EXTENSION TO THE SIDE AND FORMATION OF TIMBER DECK.
Decision	Approve (commence within 3 years)
Decision Date	14 September 2010
Dispatch Date	14 September 2010
Parish	Whitehaven

Application Number	4/10/2372/TPO
Applicant	Open Spaces (CBC)
Location	CASTLE PARK, FLATT WALKS, WHITEHAVEN
Proposal	SECTIONAL DISMANTLING OF ONE ELM TREE SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	20 September 2010
Dispatch Date	21 September 2010
Parish	Whitehaven

Application Number	4/10/2373/OF1
Applicant	Mrs Wong
Location	ORCHID MANOR, STRAND HOUSE, STRAND STREET, WHITEHAVEN
Proposal	CHANGE OF USE FROM RESTAURANT TO RESTAURANT AND TAKEAWAY
Decision	Refuse
Decision Date	23 September 2010
Dispatch Date	23 September 2010
Parish	Whitehaven

Application Number	4/10/2375/TPO
Applicant	Mr G Myers
Location	3 MANOR GARDENS, MIREHOUSE, WHITEHAVEN
Proposal	FELL ONE SYCAMORE TREE PROTECTED BY A TREE PRESERVATION ORDER
Decision	TREE PRESERVATION APPROVE
Decision Date	14 September 2010
Dispatch Date	14 September 2010
Parish	Whitehaven

Application Number	4/10/2376/OF1
Applicant	Mr and Mrs I Hughes
Location	LAND TO REAR OF ARLECDON HOWE BARN, ARLECDON ROAD, ARLECDON, FRIZINGTON
Proposal	ERECTION OF A ONE AND A HALF STOREY BUNGALOW
Decision	Approve (commence within 3 years)
Decision Date	23 September 2010
Dispatch Date	23 September 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2378/OF1
Applicant	Mr M Maudling
Location	9 WINDER GATE, FRIZINGTON
Proposal	PROPOSED SINGLE GARAGE AND GARDEN STORE
Decision	Approve (commence within 3 years)

Decision Date	21 September 2010
Dispatch Date	21 September 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2380/001
Applicant	Mrs D Amor
Location	LAND TO THE REAR OF 61,62,63 BIRKS ROAD, CLEATOR MOOR
Proposal	OUTLINE APPLICATION FOR A SINGLE DWELLING
Decision	Refuse
Decision Date	29 September 2010
Dispatch Date	29 September 2010
Parish	Cleator Moor

Application Number	4/10/2384/0F1
Applicant	Mr G Morgan
Location	BARN ADJACENT TO WYNDHOWE, SEAMILL LANE, ST BEES
Proposal	DEMOLITION OF BARN AND ERECTION OF SINGLE DWELLING
Decision	Permission be granted
Decision Date	29 September 2010
Dispatch Date	29 September 2010
Parish	St Bees

Application Number	4/10/2385/0F1
Applicant	Mr R Adair
Location	6 LANGDALE CLOSE, MIREHOUSE, WHITEHAVEN
Proposal	DEMOLITION OF EXISTING REAR CONSERVATORY TO BE REPLACED WITH SINGLE STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	14 September 2010
Dispatch Date	14 September 2010
Parish	Whitehaven

Application Number	4/10/2388/0F1
Applicant	JE & WB Wearing
Location	LOW GLEBE FARM, LADY HALL, MILLOM
Proposal	ERECT STABLE & HARDSTANDING
Decision	Approve (commence within 3 years)
Decision Date	8 September 2010
Dispatch Date	8 September 2010
Parish	Millom Without

Application Number	4/10/2389/0F1
Applicant	Mr M Baxter
Location	REGENCY HOUSE, 17 MANESTY RISE, LOW MORESBY, WHITEHAVEN
Proposal	SINGLE STOREY EXTERNAL STORE WITH BALCONY ABOVE
Decision	Approve (commence within 3 years)
Decision Date	29 September 2010
Dispatch Date	29 September 2010
Parish	Moresby

Application Number	4/10/2391/0F1
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Applicant	Mr D Heath
Location	LOWTHER ARMS, MAIN STREET, PARTON, WHITEHAVEN
Proposal	APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE AN EXTANT PLANNING PERMISSION IN ORDER TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION FOR 2 NO. NEW DWELLINGS
Decision	Approve (commence within 3 years)
Decision Date	22 September 2010
Dispatch Date	22 September 2010
Parish	Parton

Application Number	4/10/2394/TPO
Applicant	Home Group
Location	WHITEHAVEN CASTLE, WHITEHAVEN
Proposal	FELL ONE SYCAMORE TREE & CROWN LIFT/CROWN REDUCTION OF SYCAMORE TREE SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	22 September 2010
Dispatch Date	22 September 2010
Parish	Whitehaven

Application Number	4/10/2395/0F1
Applicant	Thomas Milburn (Property) Ltd
Location	FLAT 4, TARN SIDE CLUB, BRAYSTONES, BECKERMET
Proposal	FIRST FLOOR DECK TERRACE & BALUSTRADING
Decision	Approve (commence within 3 years)
Decision Date	1 October 2010
Dispatch Date	1 October 2010
Parish	Lowside Quarter

Application Number	4/10/2397/0F1
Applicant	Mr & Mrs N Carter
Location	1 ROTTINGTON ROAD, SANDWITH, WHITEHAVEN
Proposal	TWO STOREY EXTENSION TO SIDE
Decision	Approve (commence within 3 years)
Decision Date	15 September 2010
Dispatch Date	15 September 2010
Parish	Whitehaven

Application Number	4/10/2398/0A1
Applicant	Wilkinsons Store
Location	23-24 LOWTHER STREET, WHITEHAVEN, CA28 7DG
Proposal	APPLICATION FOR ADVERTISEMENT CONSENT FOR THREE INTERNALLY ILLUMINATED FASCIA SIGNS AND TWO ILLUMINATED PROJECTING SIGNS
Decision	Approve Advertisement Consent
Decision Date	29 September 2010
Dispatch Date	29 September 2010
Parish	Whitehaven

Application Number	4/10/2401/0F1
Applicant	Mr Steven Park
Location	2 BEATTY ROAD, BRANSTY, WHITEHAVEN
Proposal	SINGLE STOREY SIDE EXTENSION
Decision	Approve (commence within 3 years)

Decision Date	15 September 2010
Dispatch Date	15 September 2010
Parish	Whitehaven

Application Number	4/10/2402/0F1
Applicant	Mr and Mrs N Bold
Location	THE STABLES, HIGH GODDERTHWAITE, MOSS SIDE, EGREMONT, CUMBRIA CA22 2PA
Proposal	SIDE EXTENSION (FOR LIVING ROOM) AND FRONT EXTENSION (FOR PORCH/UTILITY ROOM)
Decision	Approve (commence within 3 years)
Decision Date	29 September 2010
Dispatch Date	29 September 2010
Parish	St Bridgets Beckermest

Application Number	4/10/2403/0A1
Applicant	Urwin Whitfield Limited
Location	SEACLIFFE PHARMACY, HIGH ROAD, WHITEHAVEN
Proposal	APPLICATION FOR ADVERTISEMENT CONSENT FOR THE ERECTION OF TWO ILLUMINATED FASCIA SIGNS
Decision	Approve Advertisement Consent
Decision Date	17 September 2010
Dispatch Date	17 September 2010
Parish	Whitehaven

Application Number	4/10/2416/0F1
Applicant	Mr S Lumby
Location	20 BANK HEAD, HAVERIGG, MILLOM
Proposal	ERECT SINGLE AND TWO STOREY EXTENSIONS & ERECT DETACHED STORE/PRIVATE WORKSHOP
Decision	Approve (commence within 3 years)
Decision Date	1 October 2010
Dispatch Date	1 October 2010
Parish	Millom

Application Number	4/10/2417/0F1
Applicant	Mr C Tyson
Location	66 HOLBORN HILL, MILLOM
Proposal	DEMOLISH SMALL OUTBUILDINGS, ERECT TWO STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	29 September 2010
Dispatch Date	29 September 2010
Parish	Millom

Application Number	4/10/9012/0F2
Applicant	Park View Nursery School
Location	PARK VIEW NURSERY SCHOOL, ST GEORGES ROAD, MILLOM
Proposal	APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE STOREY FLAT ROOF EXTENSION
Decision	No Objection
Decision Date	10 September 2010
Dispatch Date	10 September 2010
Parish	Millom