

PLANNING PANEL

MINUTES OF MEETING HELD ON 17 AUGUST 2011 AT 2:00PM IN THE BAINBRIDGE ROOM, THE COPELAND CENTRE.

Present: Councillors Geoff Blackwell (Chairman); Jackie Bowman; Margarita Docherty; Geoff Garrity; Stephen Haraldsen; Keith Hitchen; Joan Hully; John Jackson; Alan Jacob; Michael McVeigh and John Park.

Apologies for absence: None.

Officers: Tony Pomfret, Development Control Manager; Nick Hayhurst, Senior Development Control Officer; Rachel Carrol, Development Control Officer and Clive Willoughby, Member Services Technical Support Officer.

PP24/11 Minutes

The Minutes of the meeting held on 20 July 2011 were signed by the Chairman as a correct record.

PP25/11 Declarations of Interest

Councillor Geoffrey Garrity declared a personal interest in Application 4/11/2265/OF1 – Redevelopment of existing Hospital complex involving partial demolition, refurbishment of existing buildings, erection of replacement building and the provision of additional car parking and associated landscaping at West Cumberland Hospital, Hensingham, Whitehaven, Cumbria due to being Copeland Borough Council's representative on the NHS Primary Care Trust.

Councillor Stephen Haraldsen declared a personal interest in the same Application due to having family members working there.

Councillor John Jackson declared a personal interest in Application 4/11/2256/OF1 – Replacement Beach Bungalow at Copeland, Braystones Beach, Braystones, Beckermeth, Cumbria due to having stayed at this property a number of years ago.

PP26/11 Order of Agenda Items

With the permission of the Chairman, two additional Planning Applications were added to the agenda, being 4/11/2396/OF1 (Haig Colliery Mining Museum Ltd) and 4/11/2377/OF1 (Whitehaven Football Club Ltd).

Planning Applications

Due to members of the public being present the following applications were dealt with at this point of the meeting.

4/10/9001/OF2 – Development of a Waste Management Facility for the disposal of Low and Very Low Level Radioactive Waste including site restoration & ancillary development at Keekle Head Former Opencast Coal Site, Pica, Workington, Cumbria.

During discussion of this item Councillor Elaine Woodburn, as Portfolio Holder for Nuclear Issues, spoke in objection to the application.

RESOLVED – That

- a) on behalf of the Council, this Panel recommends the application be Refused by the County Council due to the Council's non dispersal position with regards to radioactive waste. Without details of the volume of waste involved and a full assessment of the capacity of existing sites which may be suitable for Very Low Level waste and the need for future capacity there is not considered to be an overriding justification and need for a waste management facility on this site. To approve this proposal without a full spatial assessment and consultation and the absence of necessary data would be inappropriate at the stage.

The Council did not consider that there was an overriding justification and need for a waste management facility on this site. The community and other benefits put forward were limited and were considered insufficient to outweigh the effects of this proposal. As a consequence, this proposal was considered to be contrary to Policy ST4 of the adopted Cumbria and Lake District Joint Structure Plan 2001-2016, Policies 1 and 3 of the adopted Cumbria Minerals and Waste Management Framework Core Strategy and Policies DEV8 and NUC1 of the adopted Copeland Local Plan 2001-2016, and

- b) a letter be written to the County Council requesting that they instigate enforcement proceedings to secure restoration of the land at the earliest opportunity.

4/11/2310/OF1 – Renovation of Dower House to form Four Dwellings at Dower House, Rheda Park, Frizington, Cumbria.

RESOLVED – That the application be Approved subject to

a) The amendment of Condition 2 as follows:-

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

- Location plan, scale 1:2000, drawing number 3158/03, received on 29 June 2011.
- Existing GA floor plans, sections and elevations, scale 1:200, drawing number 3158/19, received on 29 June 2011.
- Topographical survey, scale 1:200, drawing number 3158/02 Rev A, received on 29 June 2011.
- Proposed site plan, scale 1:200, drawing number 3158/06 Rev C, received on 05 August 2011.
- Proposed GA floor plans, sections and elevations, scale 1:200 drawing number 3158/28 Rev C, received 15 August 2011.
- Proposed floor plans, sections and elevations house four, scale 1:100, drawing number 3158/27 Rev B, received on 05 August 2011.
- Proposed floor plans and elevations house three, scale 1:100, drawing number 3158/26 Rev C, received 15 August 2011.
- Proposed floor plans and elevations house two, scale 1:100, drawing number 3158/25 Rev B, received on 05 August 2011.
- Proposed floor plans and elevations house one, scale 1:100, drawing number 3158/24 Rev B, received on 05 August 2011.
- Survey for bats, barn owls and nesting birds compiled by Sally Phillips, reference 110528, dated May 2011.
- Squirrel survey compiled by Hesketh Ecology, reference DC11SQU006, dated 28 June 2011.
- Heritage Statement and design and Access Statement compiled by Day Cummings Ltd, dated June 2011.
- Pre development tree constraints report compiled by Alistair Hearn Treescapes Consultancy Ltd, dated 06 May 2010”

b) The addition of a further condition:-

“19. Prior to the commencement of development on the new extension to Unit 3 a detailed design for the dummy window opening at first floor level on the north east elevation shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Once installed the dummy opening shall be retained as a blocked up opening at all times thereafter.

Reason:

To ensure a satisfactory appearance of the development and to protect the amenities of the adjoining residential property.”

4/11/2311/OF1 – Listed Building Consent for works associated with Renovation of Dower House to form Four Dwellings at Dower House, Rheda Park, Frizington, Cumbria.

RESOLVED – That the application be Approved subject to

a) The amendment of Condition 2 as follows:-

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

- Location plan, scale 1:2000, drawing number 3158/03, received on 29 June 2011.
- Existing GA floor plans, sections and elevations, scale 1:200, drawing number 3158/19, received on 29 June 2011.
- Topographical survey, scale 1:200, drawing number 3158/02 Rev A, received on 29 June 2011.
- Proposed site plan, scale 1:200, drawing number 3158/06 Rev C, received on 05 August 2011.
- Proposed GA floor plans, sections and elevations, scale 1:200 drawing number 3158/28 Rev C, received 15 August 2011.
- Proposed floor plans, sections and elevations house four, scale 1:100, drawing number 3158/27 Rev B, received on 5 August 2011.
- Proposed floor plans and elevations house three, scale 1:100, drawing number 3158/26 Rev C, received 15 August 2011.
- Proposed floor plans and elevations house two, scale 1:100, drawing number 3158/25 Rev B, received on 5 August 2011.
- Proposed floor plans and elevations house one, scale 1:100, drawing number 3158/24 Rev B, received on 5 August 2011.
- Heritage Statement and design and Access Statement compiled by Day Cummings Ltd, dated June 2011.”

b) The addition of a further condition:-

“16. Prior to the commencement of development on the new extension to Unit 3 a detailed design for the dummy window opening at first floor level on the north east elevation shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Once installed the dummy opening shall be retained as a blocked up opening at all times thereafter.

Reason:

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

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

RESOLVED – That applications for planning permission be determined as shown on the schedule hereto, subject to conditions of approval and reasons for refusal as set out in the report of the Development Control Manager dated 17 August 2011.

PP28/11 Street Naming and Numbering

Consideration was given to the Naming and Numbering of part of the new build regeneration project on land at Grammerscroft, Millom, Cumbria.

RESOLVED – That the street name Croft Close be adopted for the housing development and all the relevant bodies be notified.

PP29/11 Planning Appeal Decision

Members were informed of the outcome of a recent Appeal decision on land to the rear of 127 Frizington Road, Frizington, Cumbria.

RESOLVED – That the decision to ALLOW the appeal be noted in the context of the Council's Local Plan Policies and also in relation to performance monitoring

PP30/11 Planning Appeal Decision

Members were informed of the outcome of a recent Appeal decision on land near Caulderton House, Caulderton, Cumbria.

RESOLVED – That the decision to DISMISS the appeal be noted in the context of the Council's Local Plan Policies and also in relation to performance monitoring

PP31/11 Planning Appeal Decision

Members were informed of the outcome of a recent Appeal decision at Woodend Barn, Woodend, Egremont, Cumbria.

RESOLVED – That the decision to DISMISS the appeal be noted in the context of the Council's Local Plan Policies and also in relation to performance monitoring

PP32/11 Planning Panel Site Visits

It was noted that there were three Site Visits resulting from the meeting, being at :

- Mark House, Strand Street/Park Nightclub, Duke Street, Whitehaven.
- Haig Colliery Mining Museum, Solway Road, Kells, Whitehaven.
- Whitehaven Football Club, County Ground, Coach Road, Whitehaven.

RESOLVED – that the Site Visits be arranged for Wednesday 31 August 2011. Members departing at 10:00am from the Copeland Centre.

PP33/11 Exclusion of Press and Public

It was proposed by Councillor Joan Hully, seconded and duly

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

PP34/11 Proposed Tree Preservation Order (TPO)

Consideration was given to a report seeking approval to designate a Tree Preservation Order (TPO) on woodland at Stubsgill Beck, Distington, Cumbria.

RESOLVED – That the designation of a Tree Preservation Order on woodland at Stubsgill Beck, Distington, Cumbria be agreed.

The meeting closed at 3:20 pm

Chairman

Date

POST COMMITTEE DECISION LIST

Last Committee Date: 17 August 2011

The report shows a list of all applications that have been to Committee and have had a decision made.

Application Number	4/11/2250/0F1
Applicant	Mr S and Mrs S Brace
Location	FIELD 5440, JACKTREES ROAD, CLEATOR MOOR
Proposal	SITING OF MOBILE HOME/STATIC CARAVAN FOR THE PURPOSE OF ANIMAL HUSBANDRY & SECURITY
Decision	Approve (commence within 3 years)
Decision Date	18 August 2011

Application Number	4/11/2265/0F1
Applicant	North Cumbria University Hospitals NHS Trust
Location	WEST CUMBERLAND HOSPITAL, HENSINGHAM, WHITEHAVEN
Proposal	REDEVELOPMENT OF EXISTING HOSPITAL COMPLEX INVOLVING PARTIAL DEMOLITION, REFURBISHMENT OF EXISTING BUILDINGS, ERECTION OF REPLACEMENT BUILDING AND THE PROVISION OF ADDITIONAL CAR PARKING AND ASSOCIATED LANDSCAPING (REVISED SCHEME FOR PLANNING PERMISSION 4/10/2086/0F1)
Decision	Approve
Decision Date	18 August 2011

Application Number	4/11/2302/0F1
Applicant	Mr A Bewley
Location	ST BEES POST OFFICE, 122 MAIN STREET, ST BEES
Proposal	CONVERSION OF PART OF POST OFFICE INTO FISH AND CHIP SHOP (RESUBMISSION)
Decision	Refuse
Decision Date	17 August 2011

Application Number	4/11/2311/0L1
Applicant	Mr S Cornthwaite
Location	DOWER HOUSE, RHEDA PARK, FRIZINGTON
Proposal	LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH RENOVATION OF DOWER HOUSE TO FORM FOUR DWELLINGS
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	18 August 2011

Application Number	4/11/2317/0E1
Applicant	K/S Preston
Location	RETAIL UNIT (CURRENTLY OCCUPIED BY FOCUS), PRESTON STREET, WHITEHAVEN
Proposal	APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE - UNRESTRICTED CLASS A1 RETAIL USE
Decision	Approval of Certificate of Lawfulness
Decision Date	18 August 2011

Application Number	4/11/2318/0F1
Applicant	Mr G Harrison
Location	PARK HOUSE FARM, LOWCA, WHITEHAVEN

Proposal	APPLICATION FOR NEW PLANNING PERMISSION TO REPLACE AN EXTANT PERMISSION (4/08/2252/0F1, FARM SHOP & TEA ROOMS TOGETHER WITH ASSOCIATED CAR PARKING, FARM ANIMAL VIEWING AREAS, FISHING LAKE & ORCHARDS) IN ORDER TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION
Decision	Approve (commence within 3 years)
Decision Date	18 August 2011

Application Number	4/11/2373/0F1
Applicant	Magnus Homes
Location	MARK HOUSE, STRAND STREET & PARK NIGHTCLUB, DUKE STREET, WHITEHAVEN
Proposal	DEMOLITION AND PART RETENTION OF EXISTING BUILDING AND REDEVELOPMENT OF SITE TO PROVIDE 43 DWELLINGS AND GROUND FLOOR COMMERCIAL UNITS
Decision	Site Visit
Decision Date	18 August 2011

Application Number	4/10/9001/0f2
Applicant	Cumbria County Council Application
Location	Keekle Head Former Opencast Coal Site, Pica, Workington
Proposal	Development of a Waste Management Facility for the Disposal of Low and Very Low Level Radioactive Waste including Site Restoration and Ancillary Development
Decision	Recommend Refusal
Decision Date	18 August 2011

Application Number	4/11/2256/0F1
Applicant	T Todd
Location	COPELAND, BRAYSTONES BEACH, BRAYSTONES, BECKERMET
Proposal	REPLACEMENT BEACH BUNGALOW
Decision	Approve subject to a Section 106 Agreement
Decision Date	