

## STANDARD CONDITIONS

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

### Outline Consent

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

### Reserved Matters Consent

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

### Full Consent

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

## RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

PLANNING PANEL- 14 SEPTEMBER 2011

AGENDA

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Haig Mining Museum, Kells**

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ITEM NO: 1.

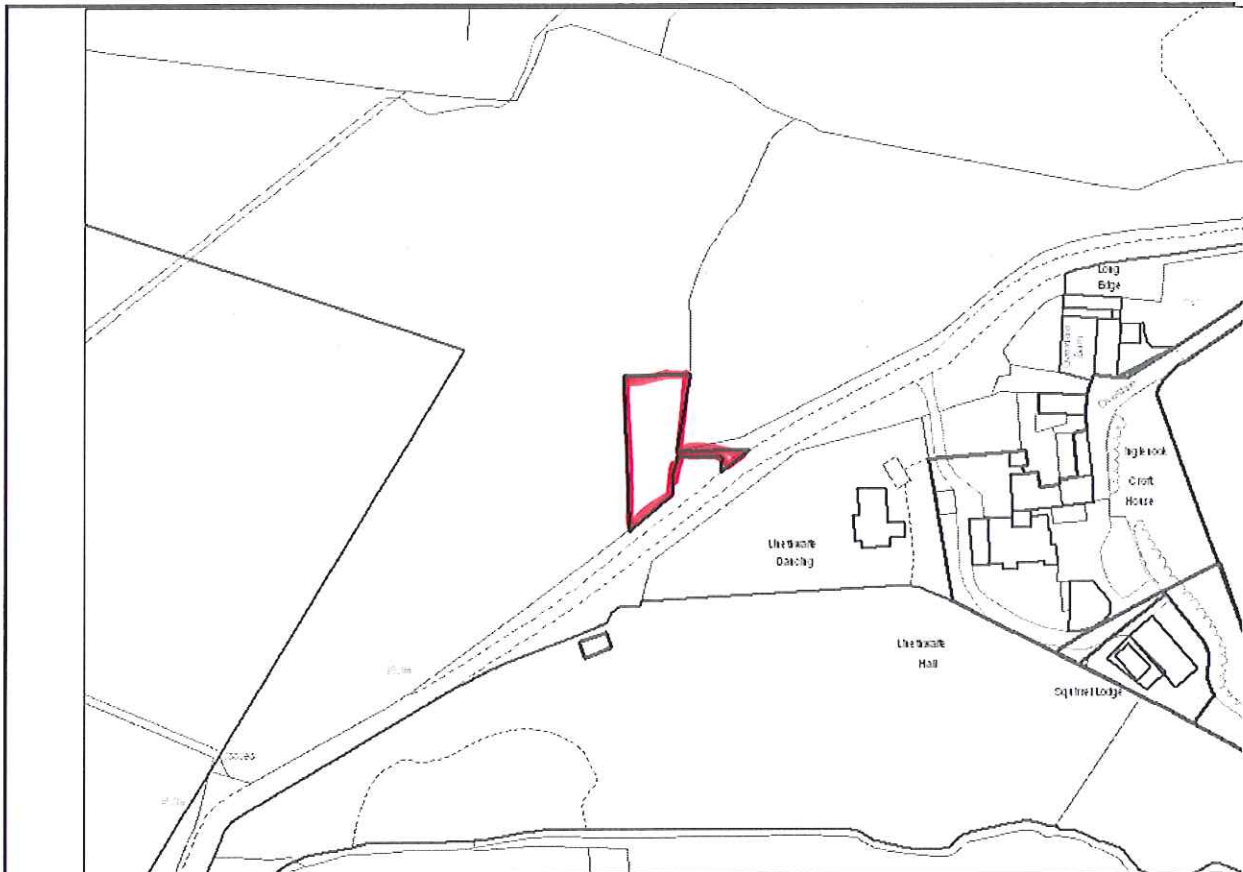


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 14/09/2011

<b>Application Number:</b>	4/11/2298/001
<b>Application Type:</b>	Outline : CBC
<b>Applicant:</b>	Thomsen Estates
<b>Application Address:</b>	LAND OPPOSITE LINETHWAITE, MOOR ROW (OFF THE C4009)
<b>Proposal</b>	OUTLINE APPLICATION FOR AGRICULTURAL DWELLING AND ADDITIONAL BUILDING FOR ANIMAL WELFARE & STORAGE
<b>Parish:</b>	St. Bees
<b>Recommendation Summary:</b>	Refuse



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## INTRODUCTION

It was agreed at the Planning Panel of 20 July 2011 that Members would visit the site to appraise the complex issues this application, for a new agricultural workers dwelling on a green field site at Linethwaite, St Bees, raises prior to determination. The site visit took place on Wednesday 3 August 2011.

## THE PROPOSAL

Permission is sought in outline for the erection of a new agricultural dwelling and a storage / livestock building on a green field site located opposite the hamlet 'Linethwaite', near St

Bees. Vehicular access is via an existing agricultural access off the C4009 road leading to St Bees.

The applicants currently have an existing farming enterprise based at Scalegill Hall, a farm building group near Moor Row, comprising some 92ha with another 30ha at Coneyside and 9ha at Priorling, Calderbridge. There is an existing dwelling at this location which forms part of the group and is Grade II Listed but this has been unoccupied for a number of years.

The case is put forward that although the buildings are occasionally used at Scalegill the site is run down and blighted by the fact that the majority of the land is across the A595 and that this poses operational running difficulties for the farm particularly for moving livestock and agricultural machinery due to the constant high levels of traffic using this road. Reference is also made to the land and building group at Scalegill Hall being affected by its current employment land allocation in the adopted Copeland Local Plan 2001-2016 with the result that no investment has been made in it. It is currently run as a farm unit by a farm manager who resides off site which has in the past worked effectively. The manager however is approaching retirement and the applicants are concerned that, in addition to the aforementioned grounds, it will be difficult to employ a new farm manager unless good accommodation is provided alongside. The case put forward is set out in full in the attached statement.

## CONSULTATIONS

St Bees Parish Council raise no objections to the application provided that a condition is attached restricting the dwelling to use by agricultural workers.

The Highways Authority request that a condition be imposed to any grant of planning permission requiring all matters relating to layout, means of access, parking and turning to be reserved for approval at the detailed planning stage.

United Utilities raise no objections.

The National Farmers Union note that with the constant increase in traffic on the A595 and the distress to livestock the only logical solution would be to grant the business permission to construct a new agricultural workers dwelling and agricultural building on the west side of the A595. A copy of their letter is appended to the report.

A single letter of objection has been received from a neighbouring Linethwaite property owner. The grounds for objection can be summarised as follows:-

1. The location is inappropriate and development would be visually intrusive in this part of the valley. It will be the first residential dwelling at low level in the valley between the A595 and St Bees. Maximum priority should be given to maintaining the St Bees Valley as an area of great landscape value and tranquil area.
2. The land is sloping and development would require a lot of excavation or backfilling thus altering the lie of the existing land.
3. This application is the forerunner of a much larger proposal. The applicant's state they can only afford to build a house at this stage rather than a full steading. This will be the first of many applications.
4. Access issues. Why can the access at the bottom of the field not be used which is level and less visually intrusive?
5. The application as a whole does not prove agricultural need. The application is solely based on an assumed figure need rather than an actual need for a manager's house.
6. The objector and his neighbours have never had any problems along the route from Scalegill to Linethwaite.



7. If permission is granted there will be movements from Linethwaite to Coneyside and Priorling, thus the net result is that traffic dangers and problems would not be reduced.
8. The manager's house does not need to be situated at Linethwaite to ensure animal welfare.
9. Consideration should be given to omitting Scalegill Hall from the Westlakes scheme. The objector cannot believe that a small corner of the scheme is so critical.
10. The Council should give great consideration to working closely with the applicant to explore all possible locations for a full stabling.
11. At present not many people are aware of the final scale of the proposed farm. There would be justified anger from people who know and love the valley if the Council approved this application.

## PLANNING POLICY

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.

The following adopted Copeland Local Plan 2001-2016 Policies are also relevant:

DEV 5 Development in the Countryside - prohibits development in such locations unless certain exceptional grounds apply.

DEV 6 Sustainable Design – advocates high quality sustainable design in all new developments.

HSG 5 Housing Outside Settlement Boundaries – supports housing in the countryside only where exceptional need cases have been satisfactorily demonstrated.

## ASSESSMENT

Any proposal such as this for the setting up of a new agricultural enterprise with a residential unit in the countryside is subject to rigorous vetting, irrespective of the fact it in effect involves the relocation of an existing farm unit, and has to satisfy the criteria set out in Planning Policy Statement 7 by passing the functional and financial viability test as well as the relevant local plan policies. In this respect an independent agricultural appraisal has been commissioned, a copy of which is also attached to this report. This confirms that there is clearly an established existing functional need on the holding to care for the livestock throughout the year which has a labour requirement of 2 full time workers and that the business is financially viable and likely to remain so. However, that alone does not necessarily justify the provision of a new farm house on the holding. There are other factors to take into account which are relevant to the assessment of this application. They include the fact there is a dwelling already on the site, a grade II listed building, within the existing farm building group at Scalegill Hall which the applicants have chosen not to refurbish as in the past there has clearly been no need for this dwelling with the farm manager living off site.

In addition to providing guidance on assessing the functional and financial viability of a holding Annex A of PPS 7 asks specifically whether the functional need can be met by another existing dwelling on the holding or other accommodation in the area. It is identified that there is a need for one of the full time workers to be resident on or immediately adjacent to the holding – this is not disputed. However, the appraisal recognises that there is an existing dwelling on the holding at Scalegill Hall which is available to the farming business and could be made suitable after refurbishment. PPS 7 advocates that other relevant planning requirements are satisfied. In this respect the affect of the A595 is considered but discounted as animals and machinery can be successfully transported by appropriate management and timing of operations.

As regards the allocation of the site as employment land and whether it does actually have a blighting effect is disputed. If it does have such an effect it can be argued that it is at the applicants own choosing i.e. they would have a choice as to whether they permit future

employment use of the site. The land is only allocated for employment land as it is adjacent to Westlakes Science Park. Westlakes Properties Ltd, operators of the site, have no compulsory purchase powers and following recent discussions have confirmed that it is unlikely that it will be developed in this location in the foreseeable future as there are existing vacant plots on the employment estate which would have to be taken up first and then there would be an intention to develop at the north end of the site on the allocations there to form an obvious link with the facility at Summergrove. It is therefore unlikely that this land would be required by them in the future.

Irrespective of whatever use the land is put to the fact remains there is a grade II listed building on the site which we should not lose sight of. This is an important heritage asset and permission would not be granted for its demolition. It is our view that it could be successfully refurbished and put to viable re-use as the main farmhouse for this agricultural unit.

Taking the above into account there is clearly a functional need for an agricultural dwelling on the holding and the enterprise is financially viable. However, as there is already an existing dwelling on the holding at Scalegill Hall, albeit that extensive refurbishment is required prior to occupation, it is recognised that this could fulfil the need as borne out in the independent agricultural appraisal. On this basis, it is my opinion that the case for a new agricultural dwelling at Linethwaite cannot be justified.

**Recommendation:-**

Refuse

**Conditions**

**Reason for decision:-**

In the absence of proven agricultural need, given the presence of a Grade II listed farmhouse at Scalegill Hall, albeit presently in a poor state of repair, the proposed new dwelling on this greenfield site constitutes non essential development in the countryside contrary to Policies DEV 5 and HSG 5 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009) and guidance contained in Planning Policy Statement 7 "Sustainable Development in Rural Areas".

23 JUN 2011

# **Agricultural Appraisal**

**For**

**Thomsen Estates**

**Calder Park**

**Calder Bridge**

**Seascale**

**CA20 1DN**

**Produced by**

**David Hetherington**

**Environmental And Planning Services**

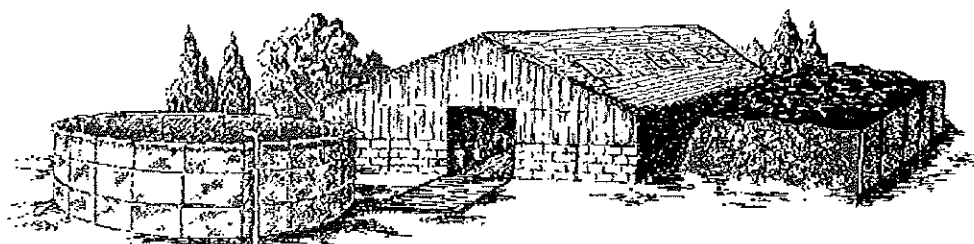
**43 Grace Lane**

**Carlisle**

**CA2 6DA**

**Tel: 01228 521936**

**Mobile: 07810801082**



near  
Moor Row  
Whitehaven

23 JUN 2011

**Introduction**

This report has been prepared on behalf of Thomsen Estates in relation to a proposal to erect an agricultural workers dwelling for a new farm manager, to look after land at Moor Row and at Coneyside, & Prior Ling, on the retirement of her current farm manager in two years time. This will be required as the present long serving manager has his own residence. The majority of the land is in a ring fence and runs south west from Moor Row.

The report is based on information provided by Mrs Clarkson ne Thomsen and is prepared in line with her instructions.

**Location**

The main block of land is at Scalegill Hall and extends to approximately 92ha. There are approximately 30ha at Coneyside, & 9ha at Priorling, giving a total of 131ha.

**Background**

Various farms and blocks of land totalling around 325ha were purchased in 1959 & the early 1960s by Mrs Clarkson's father. Around thirty years ago they employed Mr Tony Roper to help run the farm; initially he assisted Mr Neils Thomsen, but was soon made farm manager with Mr Neils Thomsen who had less farming experience assisting. When some land was sold off on Mr Thomsen senior's death in 1996 he worked on his own, with the help of Mr Neils Thomsen and casual labour at busy times such as lambing and when making silage and hay. When offered the position of farm manager Mr Roper had a house at Cleator Moor 4 miles away & did not want to move into Scalegill Hall which had been empty for a number of years. Mr Thomsen senior agreed to this arrangement provided it worked effectively and it has done, though things have become more difficult as Mr Roper has neared retirement age.

The uncertainty surrounding the future of the land to the east of the A595 ( covered later) and the vast increase in traffic on the A595 in recent years has also made the effective running of the farm much more difficult. There are very high levels of traffic for long periods of the day, traffic coming to a standstill at peak times. The volume and speed of traffic on the road makes crossing it, with agricultural machinery which is large and slow moving, or even a Landrover to look livestock, dangerous and by far the greatest portion of the land lies on the opposite side of the road. This coupled with the possibility that the land could be requisitioned at any time for Westlakes has prevented any investment in the buildings at Scalegill Hall and the house has remained empty and boarded up.

## The Farming Practice

Mrs Clarkson has a herd of suckler cows which are principally Limousin cross which run with a Limousin bull, together with their followers which are carried on, some being kept as herd replacements or to be sold as bulling heifers, others being sold as strong store cattle; the decision as to when to sell being left to the manager Mr Roper. There is a flock of 500 lowland ewes which is made up largely of Texel cross and Mules together with some Swaledale hogs and 20 rams. A large proportion of the cattle are out wintered, partially due to the condition of the buildings at Scalegill Hall, no investment has been made in the steading at Scale Gill Hall since it was classed as E1 by Copeland Borough Council along with almost all of the land on the East side of the A595 in their LDP 2001-2016. This is another reason for Mr Roper's impending retirement. 28ha of grass is made into two cuts of silage in round bales. These are stored on various parts of the farm to save moving fodder across the very busy A595. 4ha of hay are also made if the weather is suitable. The A595 is so busy that it makes the use of the buildings at Scalegill Hall almost impossible due to the fact that the vast majority of the land lies on the other side of the road as already indicated.

## The Need for an Agricultural Dwelling

The fact that the land has been farmed for over 50 years meets the initial requirement in Annex A paragraph 3 (i) (ii) of PPS7. The table at the end of this appraisal shows that paragraph 4 (i) of Annex A of PPS7 has been met, paragraph 4 (ii) does not apply as the farm is all in grass. As stated the farm manager Mr Tony Roper has worked as manager for Mrs Clarkson for 30 years owning his own house in Cleator Moor. At 63 and approaching retirement age, he is now finding the level of work required to run the farm too much and intends to retire in two years time. When he does a new farm manager will be needed and it will be impossible to employ anyone unless good accommodation is included in the contract of employment.

Mr Roper was an exception in that he had his own house within reasonable proximity & did not want to give this up and move to the only residence on the farm which had been standing empty for a number of years. Were a similar situation to arise today it would not be acceptable on animal welfare grounds for there to be no employee with necessary livestock and managerial capabilities living on the farm, hence the need for a new dwelling.

I have been informed that the property at Scalegill Hall has been empty for around 35 years and is not fit for habitation. Due to the fact that the house, buildings and almost all the land to the East of the A595 were flagged as E1 for employment purposes under Copeland Borough Council's LDP 2001 – 2016.

Following consultations with Copeland Borough Council policies department I understand that it is very unlikely that there will be any changes to prioritisation of what is considered essential land. The LDF will keep all important development land covered in the current LDP and carry it forward to the new LDP when it is rolled out. This means that the house cannot be covered by PPS 7 Annex A paragraph 3 (iv). As there is only one full time worker and no one living on site the second half of paragraph 3 (iv) of PPS 7 annex A does not apply as it is generally considered that where Annex A paragraph 3 (i), (ii) & (iii) have been met one person of managerial capacity should be living on site.

Paragraph 4.2.1 of **Copeland LDF Core Strategy and Development Policies Preferred Options - ER1 - Planning for the Nuclear Sector: D**, talks of maximising 23 JUN 2011

opportunities and the Borough to become a centre of excellence for knowledge and skills with Sellafield and Westlakes as centres of research and development.

4.5.1 **Preferred Options – ER6 - Location of Employment: C**, uses the words “Continue the development of Westlakes Science and Technology Park as the focus for a knowledge campus of International significance”

4.5.7 Refers to Westlakes as “A Flagship Site for High Value Business”

4.10.4 **Preferred Options Policy ER11 – Developing Enterprise Skills: D**, talks of “Further developing the mix of research, education and commercialisation at Westlakes Science and Technology Park”

#### **Reasoning and Choice of Preferred Option**

4.10.6 States that the Preferred Policy also promotes a key aim of the ECMP through further expansion at the Westlakes Science and Technology Park.

8.2 is a plan showing Westlakes as one of two Strategic Employment Sites in the Whitehaven Locality Area.

#### **8.2.15 ST3 – Sites prioritised for development in the current Britain’s Energy Coast programme:**

“Westlakes Science and Technology Park – land already allocated in Local Plan to accommodate further areas of high specification development for research” indicated that the council have not lost interest in land owned by the Thomsen Estates.

8.2.18 Calls for a concentration on investing in strategic sites Westlakes being named specifically.

9.2.12 States that Westlakes Science and Technology Park “is a regionally important employment site, and of great importance to the Borough”

9.2.13 **The Issues and Options Report** when talking about Westlakes said “Most responses favoured continuing with the Local Plan approach, in recognition of the site’s Flagship status”

**Appendix 2: Glossary: Strategic Employment Sites** In Copeland Westlakes comes under the category of “a Key employment site capable of accommodating major investment often of national or regional significance”

These and other points enclosed, from **Copeland LDF Core Strategy and Development Policies Preferred Options** shows the high value that Copeland Borough Council place on the Westlakes site and their obvious plans for it to expand in the future. This is why the Thomsen Estates are unwilling to invest large amounts of money into a site which could be taken from them at any time in the future.

They have been living under the cloud of the probable loss of land and buildings for a number of years. The LDF will take a considerable time to follow through and it is not planned to look at individual sites under the Preferred Options until April/May 2012 and this could take up to two years for consultations to be completed ready for the new LDP to be set out based on the LDF.

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This situation is untenable for the Thomsen Estate now that they need to employ and house a new farm manager in the near future. Mr Roper will retire in a couple of years time & the estate must have a house in place to offer a new manager once appointed. It has been suggested that Scalegill Hall should be restored, but after being empty for around 35 years as previously stated, it would be foolhardy to pour money into a development which has already been designated for other use.

**A New Dwelling**

In discussion with Heather Morrison from Copeland Borough Council planning department I was informed that if a dwelling were to be sited on a green field site a static van would have to be used for three years and profitable accounts then produced before full permission to build would be granted. The farm business has been in existence for over 50 years and is not a new enterprise meeting Annex A paragraph 3 (i) (ii) of PPS7 and an accountant's letter has been produced to show that it returns a profit complying with paragraph (iii) of Annex 3 of PPS7. Temporary accommodation is only required under PPS7 when the proposed dwelling relates to a new business or one that does not have profitable accounts.

On Mr Roper's retirement it would be impossible to employ a competent farm manager, as no one with the skills required would be prepared to live in a static van for three years and then wait for a dwelling to be built and fitted out.

The application for a new farm workers dwelling will include an application for a building to be used for storage and to house livestock requiring regular attention by the farm manager or treatment by a vet. Until Westlakes acquire the land at Scalegill Hall the Thomsen Estates cannot afford to build a new house & steading on the West side of the A595 hence the inclusion of a dwelling and a single building in the accompanying application.

**Location of a New Dwelling**

The main block of land near Moor Row is in a ring fence and has a good road frontage onto a quiet road & one field in particular lends itself to the erection of an agricultural dwelling & associated building. This site is close to Linethwaite Hall, Overdale & Rustic Cottage and therefore, although not alongside the very badly situated farm steading it is well related to other dwellings meeting paragraph 11 of Annex A of PPS7.



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**Labour Requirements**

Below are calculations showing the labour requirements of the farming business based on the area of land, 2 cuts of silage & the making of a small amount of hay, together with livestock numbers.

Item	ha	@	hrs	Total Hrs
Grass	131	@	4	524
1st Cut Silage	28	@	12	336
2nd Cut Silage	28	@	10	280
Hay	4	@	20	80
Suckler Cows	50	@	12	600
Followers	60	@	9	540
Lowland Ewes	500	@	5.2	2600
Tups	20	@	5.2	104
Hogs	60	@	3.3	198
Total Hours				5262
Labour Units				2.77

Working on the fact that the farming accounts show a profit & the formula that one labour unit equals 1,900 hours; the farm provides work for 2.82 labour units thus justifying an agricultural workers dwelling.

The formula for calculating labour units is taken from the SAC handbook.

**LAND OPPOSITE LINETHWAITE, MOOR ROW**  
**REPORT ON A PROPOSED PERMANENT AGRICULTURAL WORKER'S**  
**DWELLING**

Cumbria County Council  
Parkhouse Building  
Kingmoor Business Park  
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August 2011

**LAND OPPOSITE LINETHWAITE, MOOR ROW - REPORT ON A PROPOSED  
PERMANENT AGRICULTURAL WORKER'S DWELLING**

**1.0 Introduction**

1.1 This report has been prepared at the request of Copeland Borough Council, who on 7 July 2011 asked if I would report on the agricultural need in relation to a proposed permanent agricultural worker's dwelling on land opposite Linethwaite, Moor Row.

1.2 I met Mrs Clarkson on behalf of the applicant, Thomsen Estates, on 26 July 2011 and inspected the farm steading at Scalegill Hall. The following information was provided on behalf of the applicant.

**Part 1 – The Existing Situation**

**2.0 Land Occupied**

2.1 The applicant currently farms the following areas of land.

2.1.1 Scalegill Hall and Shaw Farms which extend to approximately 93 ha [230 acres] of land. Of this area, around 12 ha [30 acres], including the farm house and farm steading at Scalegill Hall, are situated to the east of A595 trunk road. This leaves by far the bigger proportion of around 81 ha [200 acres] in a ring fence to the west of the A595 opposite Linethwaite.

- 2.1.2 20 ha [50 acres] at Coneyside and Coulton which are approximately 5 miles from Scalegill Hall.
- 2.1.3 8 ha [20 acres] at Priorling. Mrs Clarkson also farms and lives at Mill Farm, Calderbridge which is approximately 10 miles from Scalegill Hall.
- 2.1.4 12 ha [30 acres] of lowland grazing at Borrowdale Place, Boot together with extensive fell rights.
- 2.2 All of the land at Scalegill Hall and Shaw Farm has been registered to claim payments under the Single Payments Scheme and has been entered in the Entry Level Stewardship Scheme.
- 2.3 Both of these schemes provide substantial support payments to agriculture.

### 3.0 Livestock

- 3.1 The following livestock are currently kept on the land centred on Scalegill Hall.
  - 3.1.1 40 suckler cows with the calves from these cows kept on for a period and sold as strong stores.
  - 3.1.2 2 breeding bulls.
  - 3.1.3 413 breeding ewes, with their lambs sold fat off the holding.

3.1.4 60 gimmer hoggs. These are the young female sheep kept on for breeding the following year.

3.1.5 11 breeding rams.

3.1.6 24 Store hoggs.

#### **4.0 Cropping**

4.1 This is an all grass farm with approximately 28 hectares of the grassland being made into silage in two cuts each year which is used for winter feed for the livestock. The remainder of the farm is in grass for grazing the livestock.

#### **5.0 Farm Buildings**

5.1 The farm buildings are all located at the Scalegill Hall steading and comprise a traditional range of stone built buildings and barns under slate roofs. These are now used generally for storage purposes.

5.2 Adjacent is a range of steel portal framed buildings which provide housing accommodation for the cattle in the winter months.

5.3 Silage is stored on a hardcore area as big bales and there is an above ground slurry storage tank.

5.4 All of these buildings, although still serviceable, have not been well maintained for many years and require some maintenance to bring them back to a reasonable standard. Nevertheless, they are a useful range of buildings.

## 6.0 Domestic Buildings

6.1 There is a stone built farmhouse adjacent to the farm buildings at the Scalegill Hall steading. This dwelling is currently boarded up and the applicant advised that it had not been occupied for very many years and is in need of extensive refurbishment. I understand it is a listed building.

## 7.0 Labour and Residence

7.1 Mrs Clarkson deals with the administration of her land and employs a farm manager, Mr Tony Roper, to manage the landholdings including those at Scalegill Hall. Mr Roper lives in his own property in Cleator Moor which is approximately 3 miles from Scalegill Hall.

7.2 Contractors are used for specialist tasks including making silage.

## 8.0 Other Information

8.1 Mrs Clarkson advised that her current manager, Mr Roper, is now 63 years of age and plans to retire in about 2 years time.

8.2 At that point in time she will not have a worker living in reasonable proximity to the landholdings. She therefore advised that she needed to provide accommodation to be able to employ a suitable worker and for that worker to be on hand to deal with out of hours emergencies, including calving cows and lambing ewes.

8.3 She went on to advise of two particular difficulties why she proposed not to refurbish the existing dwelling and steading at Scalegill Hall these are:-

8.3.1 The presence of the, at times, very busy A595 trunk road in close proximity to Scalegill Hall makes it extremely difficult to move livestock and farm machinery across this road to the majority of the landholdings to the west.

8.3.2 She understood that for a number of years, the farm steading, farm dwelling and adjacent land at Scalegill Hall have been zoned for future employment purposes in connection with West Lakes Science Park. She therefore did not wish to invest in repairing, maintaining and improving the farm buildings and farmhouse at Scalegill Hall when those properties could be required for the development of West Lakes Science Park in the future. She believed her property could be taken from her under some form of compulsory purchase powers.

8.4 Therefore Mrs Clarkson advised that for these two reasons she wished to relocate her farming enterprise to the west of the A595 and proposes to erect a new dwelling together with an adjacent general purpose farm building to become the main centre of the farm holdings at that location.

## **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 Worker’s 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 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 these landholdings at the present time. This will be particularly so when the suckler cows are calving in the spring or summer months and the breeding



ewes are lambing in the spring. There will also be a need to care for the animals throughout the year particularly the younger animals.

- 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 can advise that there is a labour requirement of around 2 full time workers which includes the use of contractors for specialist tasks.

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

This farming business has been established in excess of 3 years.

Financial viability can be defined as offering a competent person the prospective 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 average agricultural workers minimum wage which is currently in the region of £15,500 per annum.

I have calculated the net farm income that this business is likely to achieve based on the current numbers of livestock and cropping practices and I am able to advise this business is financially viable and has a clear prospect of remaining so.

- 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 enable a worker 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, particularly when the suckler cows are calving and the breeding ewes are lambing.

I am therefore of the view that of the 2 full workers that are required to operate this business, it is essential that one full time worker actively involved in the management of this unit is resident on or immediately adjacent to it.

At the present time there is an existing dwelling on the holding at Scalegill Hall which is available to the farming business. This dwelling is under the

control of the applicant but it would appear that at the applicant's choosing, has remained unoccupied for many years. It is therefore currently unsuitable for occupation by a farm worker on this holding due to its present condition but could be suitable for such use after refurbishment.

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

These are normally beyond my instructions but in relation to the issue of the presence of the, at times, busy section of A595 road adjacent to Scalegill Hall, I appreciate the difficulties of getting livestock and farm machinery across this road. However, a good number of farms in this County face similar problems and manage to operate their businesses successfully by transporting animals and timing their field operations.

If crossing the A595 is such a difficult issue then it has to be assumed the proposal is to cease to operate the farm steading at Scalegill Hall and relocate/replace those existing farm buildings opposite Linethwaite.

If the farm steading is to be relocated to opposite Linethwaite, then the farm business will have to face considerable expenditure in replacing the accommodation provided by the fairly extensive existing range of farm

buildings at Scalegill Hall and this may well impact on the financial viability of the business based on present enterprises.

In relation to the zoning of the house, farm steading and adjacent land as employment land in connection with the possible expansion of West Lakes Science Park, my understanding is that this area of land has been included as such in your Local Plan. It is of course common practice for land owners to put forward their land to be included in such potential development areas and I am sure your records will show if that is the case in relation to Scalegill Hall.

I believe although it is so zoned, there is no guarantee it will actually be required for development and in any event its acquisition by West Lakes Science Park will have to be with the agreement of Thomsen Estates and on terms to be agreed to reflect its value as development land.

I therefore believe Mrs Clarkson's fears about the land being taken from her by compulsion are unfounded.

#### **10.0 Conclusions**

I therefore conclude by advising as follows:-

1. There is a clearly established existing functional need in relation to these landholdings in relation to the care of the livestock. The functional test is therefore met.
2. I have calculated the labour requirement on this farm to be 2 full time workers and therefore the labour requirement test is met.
3. This business is financially viable and has a clear prospect of remaining so and therefore the financial test is met.
4. Of the 2 full time workers required to operate this business, 1 should be resident on or immediately adjacent to this holding.
5. The existing dwelling at Scalegill Hall is available to the farming business to house this 1 worker and could be suitable after appropriate refurbishment.
6. Difficulties encountered in crossing the A595 road can be mitigated against by transporting animals and timing field operations.
7. The potential loss of the house, farm buildings and adjacent land at Scalegill Hall is under the control of the applicant. In my view, any disposal will constitute evidence of lack of need for a dwelling as paragraph 5 Annex A PPS7.



A G Jackson BSc FRICS FAAV  
10 August 2011

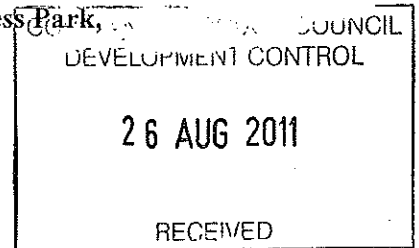
**COMPLIANCE WITH RICS PRACTICE STATEMENT SURVEYORS ACTING  
AS EXPERT WITNESSES**

I hereby declare that my Report complies with the requirements of the RICS Practice Statement "Surveyors Acting as Expert Witnesses" 3<sup>rd</sup> 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'.



D J Jones & J M Cosker  
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Cumbria County Council  
Headquarters  
The Courts  
Carlisle  
Cumbria  
CA3 8NA

Our Ref: Thomsen Estates  
Your Ref:  
Direct Line: 01900 823066  
E-mail: Cockermouth@nfumutual.co.uk  
Date: 24th August 2011

Dear Sir/Madam,

**REFERENCE: THOMSEN ESTATES & PROPOSED AGRICULTURAL  
WORKER'S DWELLING NEAR MOOR ROW, WHITEHAVEN**

I write with reference to the above proposal for a new Agricultural Worker's dwelling from our member Mrs Yvonne Clarkson of Thomsen Estates.

I have studied both reports compiled by David Hetherington and also Alan Jackson in relation to the application and do not plan to cover issues of common agreement such as the labour unit calculation and the forthcoming retirement of the current farm manager who has his own house. I would however like to draw to the attention of the planning committee the following factors which I feel should be given very significant emphasis in the decision making process.

**Road Traffic Safety.**

As the reports detail the vast majority of the land which makes up Scalegill Hall and Shaw Farm lies to the west of the A595, whilst the old farmhouse and range of buildings is to the east. As you will no doubt be aware the A595 has a notorious history as being classed as the most dangerous road in the country in terms of serious accidents and fatalities. The poor safety record of the road is highlighted by signs erected on the route stating "1245 casualties in 5 years". Just a few months ago a motorcyclist was killed only yards for the junction used by our members.

The relentless flow of traffic past the end of the land between the Farmhouse and Buildings and the main block of land is effected hugely by the commuter traffic from Sellafield with shift patterns meaning a steady stream from 6am to 10pm. In the past our members were able to obtain assistance from the police when needing to move livestock from one side of the A595 to the other, but this service has been removed and a number of animals and sheepdogs have been killed in recent years due to impatient or speeding drivers.

The farm's business is now more than ever concentrated on meat production from sheep and the need to move them from one side of the road for lambing, shearing and general husbandry and welfare reasons is making the position untenable. Clearly a new agricultural worker's dwelling on the same side of the road as the majority of the grazing land, along with an appropriate general purpose livestock, implement and crop store would ensure our

The NFU champions British farming and provides professional representation and services to its farmer and grower members.

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members and the new farm manager would be able to provide their animals with an even greater level of care. This would also benefit the animals in the reduction of stress caused by unnecessary movements in livestock trailers or on foot. The traffic flow would also not be impeded ensuring less disruption to commuters and the local economy.

### **Scalegill Hall Farmhouse & Buildings**

From a practical and economic point it would seem far more viable to establish an agricultural worker's dwelling on the preferred site to the west of the A595 than spend considerable sums on the existing property which is in a very poor state. The fact that the land and the farmstead are now classified as a Brown Field site for likely future development/expansion of the West Lakes Science Park and other nuclear related companies has resulted in a major concern that development on this side of the road would not only adversely effect the running of the farm business and its future profitability after the current farm manager's retirement, but also such investment could be subject to a compulsory purchase order at some point in the not too distant future. Clearly with the perilous state of the economy few financial institutions would be willing to lend money to our members once made aware of a possible compulsory purchase order hanging over them with no idea as to what they would receive via compensation.

In summary both reports agree to the need for an agricultural property being available to a future farm manager following the retirement of Mr. Roper both in terms labour units and animal well-being. However with the constant increase in traffic on the A595 the only logical solution to the continuing disruption on what is a vital trunk road for the economy of West Cumbria and the distress to livestock would be to grant the business of Thomsen Estates permission to construct an new agricultural worker's dwelling and agricultural building on the west side of the A595.

Yours Faithfully,



Jim Cosker BA Hons Cert CII

Group Secretary for the West Cumbria Branches of the NFU.





ITEM NO: 2.

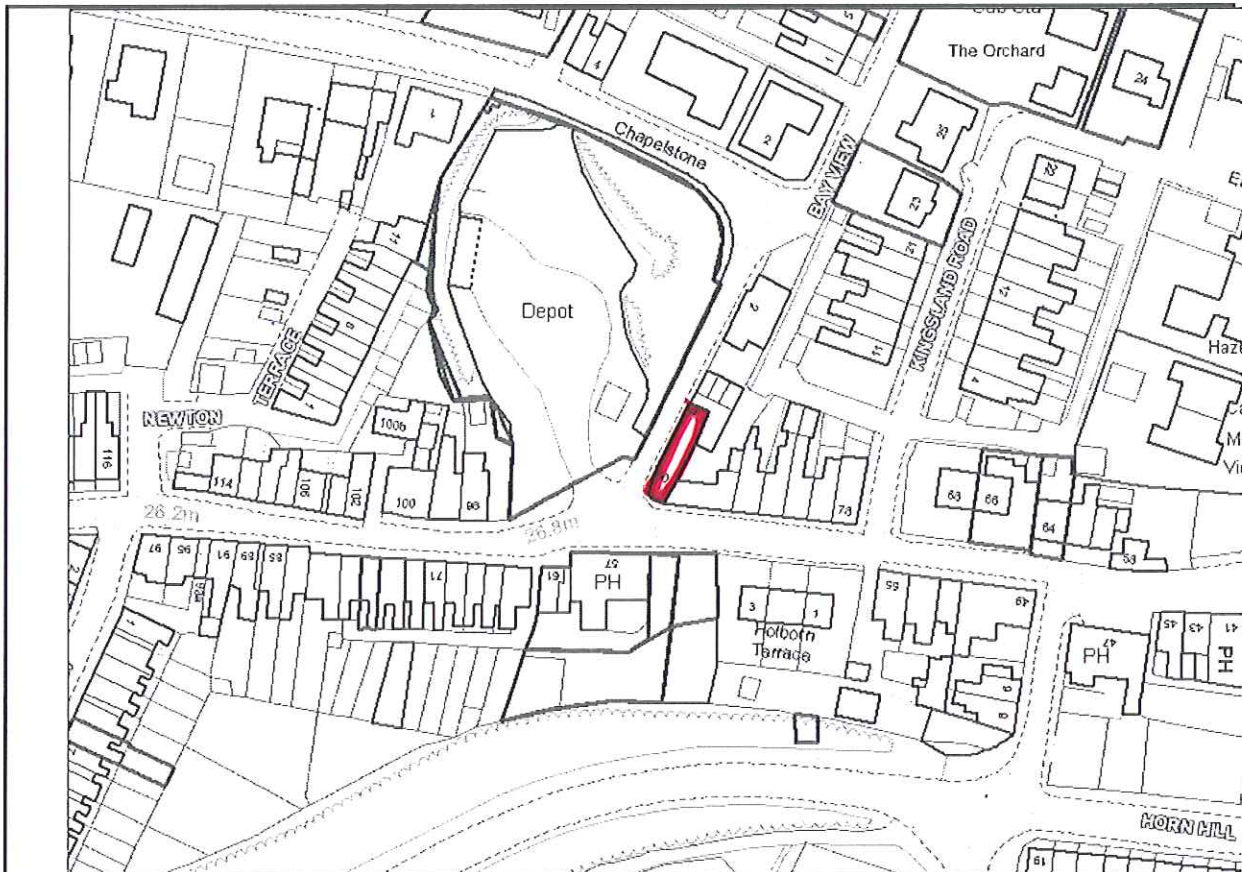


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 14/09/2011

<b>Application Number:</b>	4/11/2356/0F1
<b>Application Type:</b>	Full : CBC
<b>Applicant:</b>	Mrs S Van Der Vyver
<b>Application Address:</b>	BAY VIEW RISE, 90 HOLBORN HILL, MILLOM
<b>Proposal</b>	CHANGE OF USE OF ATTACHED LIVING ACCOMMODATION INTO DINING AREA FOR FISH AND CHIP SHOP
<b>Parish:</b>	Millom
<b>Recommendation Summary:</b>	Refuse



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## THE PROPOSAL

Planning permission is sought to change the use of this single storey property from living accommodation to a dining area to serve the adjoining fish and chip shop. The property occupies a prominent location on the corner of Bay View and Holborn Hill, Millom.

To the west is the former county council depot which is an allocated housing site H57 'Highways Depot, Holborn Hill'. Outline planning permission for residential development was approved on the site in 2008 (4/08/2261/001 refers) and a current application to renew this permission is being considered (4/11/2344/001 refers).

To the north is an adjoining property, Fell View House. This is a large three storey property with a yard and several outbuildings. Adjoining the property to the east is a yard area and beyond this are two storey terraced houses. To the south, and on the opposite side of

Holborn Hill, is the former Ship public house which is currently being converted into houses (4/09/2296/0F1 refers).

Externally, the existing building has painted rendered walls and slate and tiled roof covering and white upvc windows and doors. There are no external alterations proposed as part of this scheme.

It is proposed to open the dining area between the hours of 12.00 - 14.30 and 16.30 – 22.00, seven days a week.

## CONSULTATIONS

The Highways Authority recommends that the application be refused as in the absence of any on-site parking space the proposed development would be likely to result in vehicles being parked outside the site on the county highway to the detriment of the free flow of traffic and road safety. They note that at the present time people driving to the chip shop park up for only one or two minutes which will have a limited impact on the local residents, most of whom rely on on-street parking for their own vehicles. They consider that the creation of a restaurant would be likely to result in people staying for up to an hour which would adversely impact on local residents parking and potentially obstruct access onto Pannatt Hill.

Millom Town Council have no objections in principle, although concerns have been raised regarding parking especially as there is a planning application for a new housing estate with access road directly opposite. They request a site visit.

No comments have been received from the Council's Environmental Health Officer.  
No comments have been received in response to neighbour notification and publicity procedures.

## PLANNING POLICY & ASSESSMENT

The premises are situated within the development boundary for Millom and, as such, Policies DEV 6 'Sustainability in Design' and TCN 7 'Food and Drink uses in Town Centres' of the adopted Copeland Local Plan 2001-2016 are considered of particular relevance to the determination of this application.

Policy DEV 6 sets out the sustainable design principles which all new developments should adopt. In particular, criteria 2 and 3 require the provision of safe and convenient access/egress and appropriate and safe car parking. Criterion 10 requires all new development to create or maintain reasonable standards of general amenity.

Policy TCN 7 sets out the Council's criteria for determining applications for food and drink uses within the town centres. It permits such uses subject to the requirements of TCN 4 and other plan policies with particular attention to:-

1. The likely impact on the character and amenity of the general area and on nearby residential properties as a result of noise, disturbance, litter, smell, sewer discharge or visual intrusion
2. Restrictions on late night opening where late night activity associated with the proposed use would be harmful to the general character and amenity of the area
3. Any venting of the premises not causing undue nuisance to adjoining occupiers."

The preamble to Policy TCN 7 states that the Council will not usually grant permission for such uses where they adjoin residential property and that extra activity associated with such uses does sometimes present problems such as additional noise, litter and smell and casual parking.

In addition to the above Local Plan policies, Planning Policy Guidance Note 24 "Planning and Noise" is also considered relevant. PPG24 encourages Local Planning Authorities to bear in mind not only the noise that is generated within the premises but also the attendant problems of noise that may be made by customers in the vicinity and disturbance that can be caused by traffic and associated car parking.

#### ASSESSMENT

The application raises two key issues which warrant careful consideration:

- likely impact on the character and amenity of the general area and, in particular, on nearby residential properties as a result of general disturbance created by the use, particularly given the proposed opening hours,
- potential traffic/parking related issues.

The existing fish and chip shop is long established and, as such, its opening hours cannot be controlled through the planning system. However, given that this proposal seeks to introduce a new cafe/restaurant element, the use of the premises as a whole is likely to intensify and given the proposed opening hours until 10pm disturbance from the comings and goings of customers as well as food preparation/serving activities is likely to occur at times when nearby residents could reasonably expect some peaceful enjoyment of their properties.

In response to this issue, the applicant confirms that the kitchen would close at 9pm and that they would like us to take into account that the restaurant would not serve alcohol. They also point out that until recently there was a pub directly opposite the premises and there are another two pubs about 100m down the road, one of which is the busiest pub in Millom.

In terms of traffic generation and parking, given that the premises are situated adjacent to a narrow junction and along a busy road where on-street parking is at a premium, and in the absence of any dedicated onsite parking, the proposed use is likely to hinder the free flow of traffic which, in turn, would be detrimental to the safety of highway users and pedestrians alike.

In response to this issue the applicant points out that a representative from the open land opposite the property has been approached and whilst no formal agreement was reached he indicated that there would be no problem arranging parking on this land. No details of this have been provided. However, if the applicant is referring to land associated with the former Ship pub which is being converted into houses, then under this planning approval (4/09/2296/OF1) this land is to provide parking and amenity space for the new dwellings and any variation to this approved scheme may result in the need for a new planning application.

On balance, whilst the applicant is commended for attempting to enhance an existing business, this does not outweigh the demonstrable harm such a use is likely to have on the amenities of neighbouring residential properties and the wider area in terms of noise and general disturbance and the likely adverse impact on the highway.

On the basis of the above, it is considered that the proposal is at variance with local and national planning policy and, as such, refusal is recommended.

**Recommendation:-**

Refuse

**Reason for decision:-**

The scale of the proposed dining area represents an inappropriate additional use to this small fish and chip shop giving rise to significant adverse effects on the amenity of the general area and neighbouring residential properties in terms of highway safety, noise nuisance and general disturbance from the coming and going of customers, particularly late at night, contrary to Policies DEV 6 and TCN 7 of the adopted Copeland Local Plan 2001-2016 and Planning Policy Guidance Note 24 "Planning and Noise."

ITEM NO: 3.

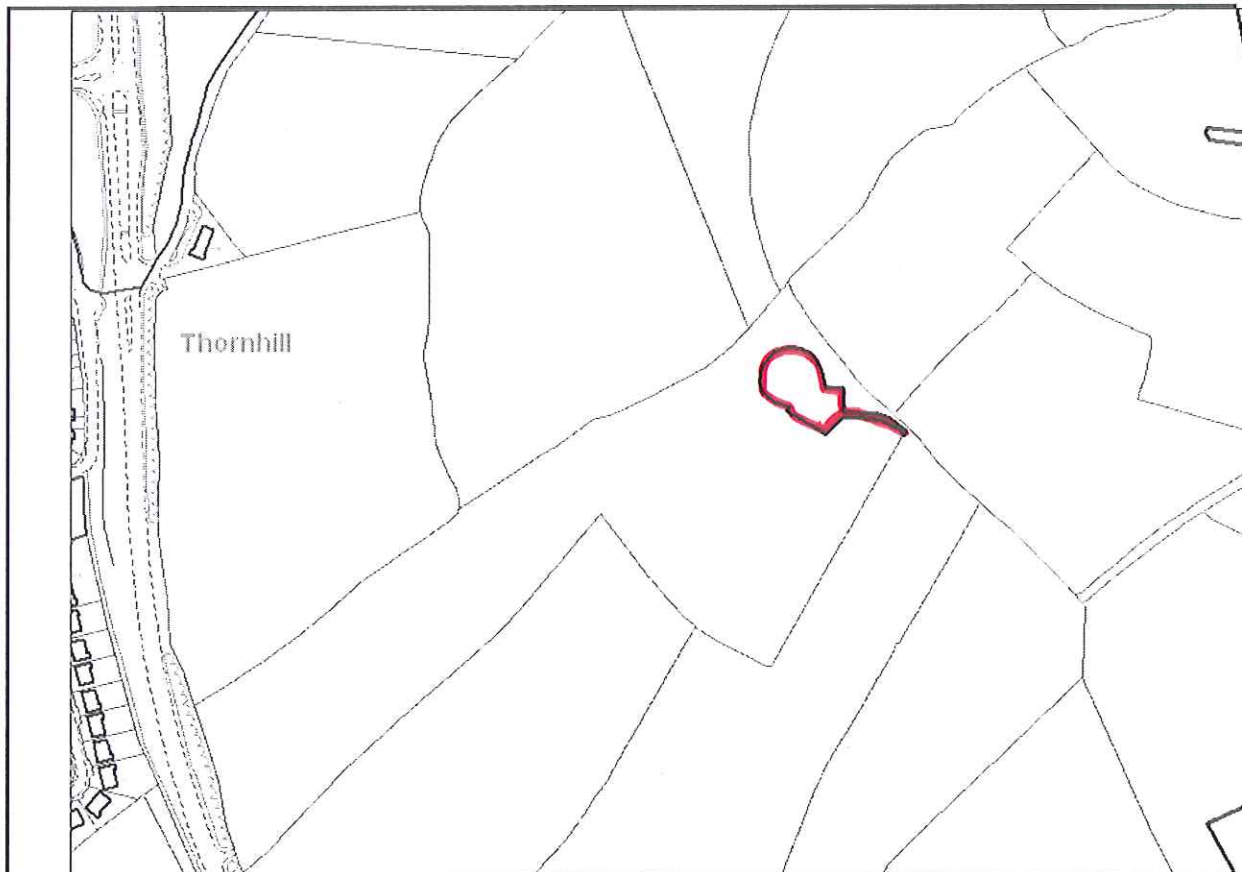


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 14/09/2011

<b>Application Number:</b>	4/11/2361/OF1
<b>Application Type:</b>	Full : CBC
<b>Applicant:</b>	Mr R Sherwen
<b>Application Address:</b>	LAND AT HIGH THORNY, CARLETON, EGREMONT
<b>Proposal</b>	ERECTION OF A WIND TURBINE
<b>Parish:</b>	Haile
<b>Recommendation Summary:</b>	Site Visit



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## THE PROPOSAL

Planning permission is sought to erect a 500kw wind turbine on an elevated field to the south of High Thorney Farm at Carleton, a small hamlet to the south of Egremont.

It is proposed to locate the turbine some 240m from High Thorney farm house and 250m to the west of the A595 and the neighbouring village of Thornhill.

In terms of detail the proposed turbine will comprise three blades situated on top of a 55.6m high tower resulting in a total height of 79.6m including tower, hub and blades. Externally the turbine will be finished in a pale grey matt colour. The purpose of the facility is to reduce the farms financial overheads and reduce carbon emissions.

A new 35m long section of access road will be constructed within the field to link the turbine site to the existing farm road. Connection cables to the local grid will be via underground ducting.

The application is accompanied by a Planning Statement & Environmental Report, Visual Impact Assessment, Noise Assessment, Shadow Flicker Assessment and a Habitat Survey. The site location is justified on the basis that it would provide the necessary balance between capturing the wind resource and protecting the local environment. The case is put forward that the proposal would have a moderate to low impact on the landscape and that visually the turbine would only have a localised impact to northbound traffic over half a kilometre on the stretch of the A595. The noise and shadow flicker assessments conclude that the proposal complies with established guidelines and it would have no shadow or noise impacts on residential amenities of adjoining properties. The Habitat Survey concludes that there would be little impact on any important or protected habitat.

## CONSULTATIONS

The following consultation responses have been received to date:

Haile Parish Council strongly object to this application. The height of the turbine is monstrous and would have a visual impact for the majority of the parish. Following the recent distribution of a parish plan questionnaire to the entire parish there was a strong consensus that the building of wind farms in the parish would be totally unacceptable.

The Highways Authority raise no objections but recommend that the Highways Agency be consulted given that the access route comes off the A595 Trunk Road.

The ward Councillor for Beckermet requests a site visit be carried out before the application is determined given that she has been contacted by a large number of concerned residents from Thornhill, Beckermet, Haile and Carleton and further afield

There is strong local opposition to this application. To date over 240 letters of objection have been received from residents of Carleton, Thornhill, Egremont, Haile, Wilton, Calderbridge, Braystones, Ravenglass, Lowca, Lamplugh and Asby. The grounds for objection can be summarised as follows:-



1. Visual impact. This structure would dominate what is a rural landscape and would be sited 130m above sea level. As such, it would be visible from miles around and would be a blot on the landscape and inevitably have a detrimental impact on the view enjoyed by so many residents.
2. Noise. The turbine would be acoustically intrusive in a predominantly rural area where there is at present little ambient noise. The noise would be irritating to those living nearby.
3. Shadow flicker. The turbine will cast shadows on nearby houses.
4. Biodiversity. The turbine could be harmful to buzzards, barn owls, swallows, herons and bats.
5. Precedent. This rural location has not been designated for industrial development and if the application should be approved it would open the door for other turbines to be erected and encourage many more landowners to apply for wind turbines on agricultural land.
6. The aim is to supply electricity into the National Grid not just for the owner of High Thornys use and therefore is totally unnecessary.
7. There will be no economic benefit to the area. It will not provide local job opportunities.
8. Whilst not in the Lake District National Park this area increasingly relies on tourism to boost the economy. The development will put blight on the area.
9. Health & Safety guidelines state that no turbines should be within 2.5 kilometres of any inhabited properties. People live 350m from this proposed turbine.
10. There have been cases of turbines blowing over in Carlisle and Carnforth. What safety and insurance guarantees would be given?

11. Health. People living close to turbines can suffer from wind turbine syndrome/vibro-acoustic disease symptoms of which include sleep problems, headaches, dizziness, nausea, anxiety, anger, depression, tinnitus and heart conditions.
12. Accuracy of the reports. The data supplied by various environmental reports is flawed. Vantage point photos have been taken from the road and none have been taken from the village of Thornhill. One of the closest buildings is currently being converted into a family home, this has been omitted.
13. The site is accessible only by narrow country lanes.
14. Land ownership/boundary issues.
15. Business and property values would be harmed.
16. Limited time given to objectors to comment. 'Open Government' should involve giving adequate time to consider.
17. Concerns regarding the publicity of the application and the lack of site notices.
18. Turbines have been taken down in Germany as they proved inefficient. The government should be looking at hydro-electric and sea power as Cumbria has the ability to provide these without destroying the landscape.

## PLANNING POLICY

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

Planning Policy Statement 22 (PPS22) 'Renewable Energy' sets out the Governments Policies for renewable energy which local planning authorities should take into account when making decisions on planning applications. Planning for Renewable Energy: A Companion Guide to PPS22 provides practical advice as to how these policies can be

implemented. Key Principle 1 of PPS22 paragraph (i) and (iv) are particularly relevant, the former cites that 'Renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily' whilst the latter; 'the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.'

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

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

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

1. That there would be no significant adverse visual effects.
2. That there would be no significant adverse effects on landscape or townscape character and distinctiveness.
3. That there would be no adverse impact on biodiversity.
4. That proposals would not cause unacceptable harm to features of local, national and international importance for nature or heritage conservation.
5. That measures are taken to mitigate any noise, smell, dust, fumes or other nuisance likely to affect nearby residents or other adjoining land users.
6. That adequate provision can be made for access, parking and any potentially adverse impacts on the highway network.
7. That any waste arising as a result of the development would be minimised and dealt with using a suitable means of disposal.
8. There would be no adverse unacceptable conflict with any existing recreational facilities and their access routes.

9. That they would not give rise to any unacceptable cumulative effects when considered against any previous extant planning approvals for renewable energy development or other existing/ approved utility infrastructure in the vicinity.

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

## RECOMMENDATION

In view of the Ward Councillors request, the strong local opposition and the fact that this is a prominent, open countryside site it is recommended that Members take the opportunity to visit the site to fully appraise all the relevant and material planning considerations before determining the application.

### **Recommendation:-**

Site visit

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ITEM NO: 4.

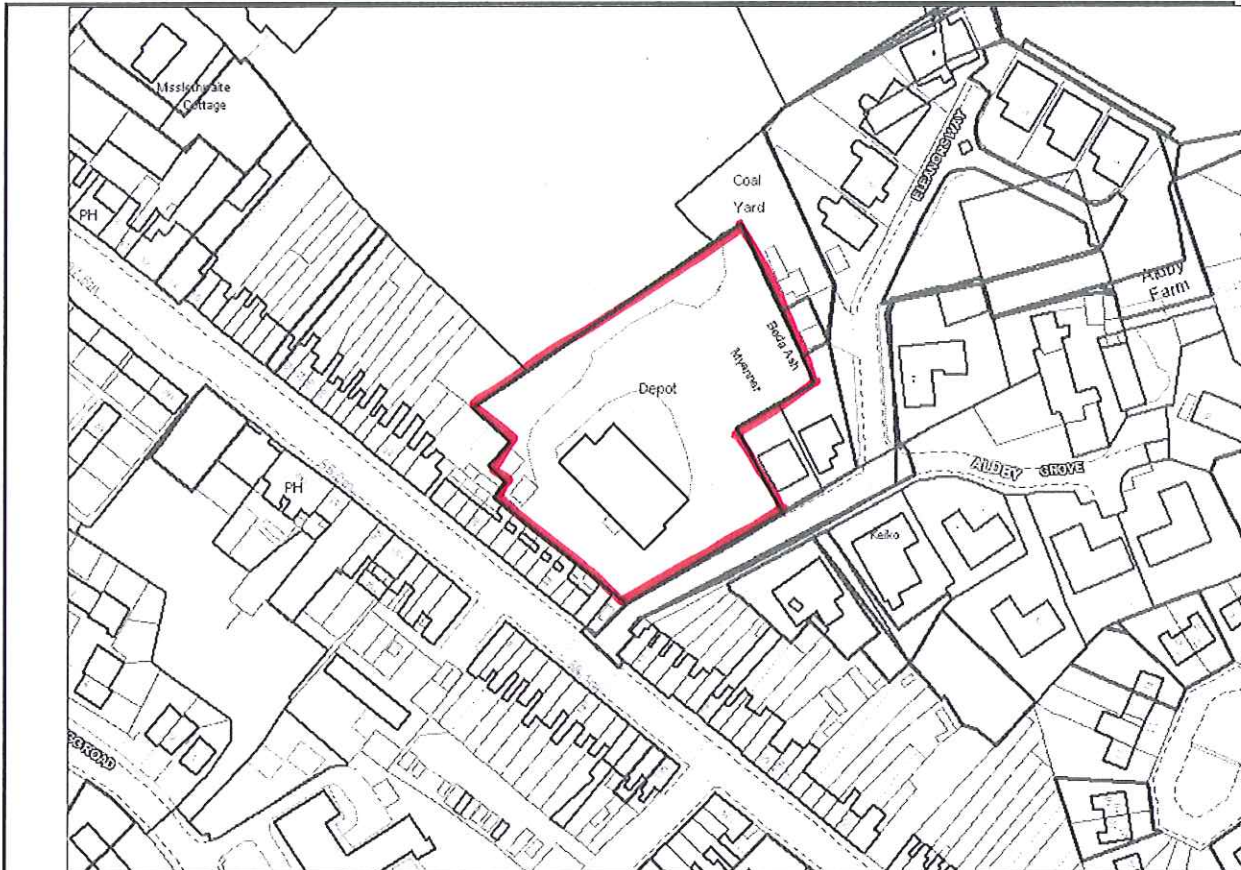


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 14/09/2011

<b>Application Number:</b>	4/11/2383/001
<b>Application Type:</b>	Outline : CBC
<b>Applicant:</b>	Mr E Cook
<b>Application Address:</b>	ALDBY GARAGE, ALDBY LANE, ENNERDALE ROAD, CLEATOR MOOR
<b>Proposal</b>	NEW PLANNING PERMISSION TO REPLACE AN EXTANT PERMISSION TO EXTEND TIME LIMIT FOR IMPLEMENTATION - 4/08/2343/001 RENEWAL OF OUTLINE PERMISSION FOR 12 RESIDENTIAL DWELLINGS
<b>Parish:</b>	Cleator Moor
<b>Recommendation Summary:</b>	Approve (commence within 3 years)



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## INTRODUCTION

This application relates to an existing haulage depot on Aldby Grove which lies adjacent to terraced housing which fronts onto Ennerdale Road.

Outline planning permission was granted for the erection of 12 dwellings on this site in 2005. This permission was subsequently renewed in 2008 under reference 4/08/2343/001.

This application seeks permission to extend the timescale for the implementation of this permission for a further three years.

## PROPOSAL

Permission is sought for the erection of 12 dwellings on this site which covers an area of 0.47 hectares. Although only in outline form an indicative layout was submitted with the application in 2008 which shows a cul de sac arrangement of twelve detached and semi detached dwellings.

It is proposed to improve the existing junction between Aldby Grove and Ennerdale Road as part of this development to ensure that the highways is capable of accommodating the addition traffic that will result from this development. This involves the formation of a built out kerb to provide better visibility.

## CONSULTATION RESPONSES

Highways Control Officer

Highway improvements are required at the junction with Ennerdale Road. Confirmation with regards to highway water drainage arrangements should also be sought.

Coastal Defence and Flood Engineer

No objections provided that a condition can be imposed which only permits the connection of foul drainage to the sewer. The developer would need to come up with a scheme for the disposal of surface water.

## PLANNING POLICY

The adopted Copeland Local Plan 2001-2016 seeks to achieve sustainable forms of development. Policy DEV 2 designates Cleator Moor as being the key service centre where

development should be focussed. Policy DEV 4 of the adopted Local Plan sets a preference for the development of brown field sites within the development boundary.

Policy HSG 4 permits housing redevelopment within settlement boundaries. Policy HSG 8 sets out the design standards that all new housing development should meet.

## ASSESSMENT

The proposal would result in the redevelopment of a significant brown field site and should secure the removal of an incompatible use in this predominantly residential area. The indicative layout illustrates that the site is capable of accommodating 12 dwellings which would meet the separation distances set out in Policy HSG 8 of the adopted Local Plan.

There has been no material change in circumstances since 2008 and no objections are raised to extending the timescale for the implementation of this project for a further three years.

### **Recommendation:-**

Approve, subject to:-

### **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. Before development is commenced the proposed highway improvement works at the junction of Aldby Grove and Ennerdale Road as shown on drawing no. 55651/01 Rev A received by the Local Planning Authority on 08 July 2008 shall be completed to the satisfaction of the Local Planning Authority in consultation with the Highways Authority.

Reason

In the interests of highway safety

4. No development approved by this planning permission shall be commenced until a desktop study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of potential for on-site contamination. 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 and to the satisfaction of the Local Planning Authority.

Reason

To prevent pollution of the water environment.

5. 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.

6. Details of the proposed surface water drainage system, including some form of Sustainable Drainage Scheme, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved scheme shall be implemented and become operational before any dwelling is occupied.

Reason

To ensure a satisfactory drainage scheme

7. The carriageway, footways and footpaths shall be designed, constructed, drained and lit to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal / cross sections, shall be submitted to the Local Planning Authority for approval before any work commences on site. 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.

## **INFORMATIVE**

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)  
<http://www.groundstability.com/>

### **Reason for decision:-**

The proposed development provides an acceptable alternative use for this brownfield site and will result in the removal of an incompatible land use in a predominantly residential area in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016

ITEM NO: 5.

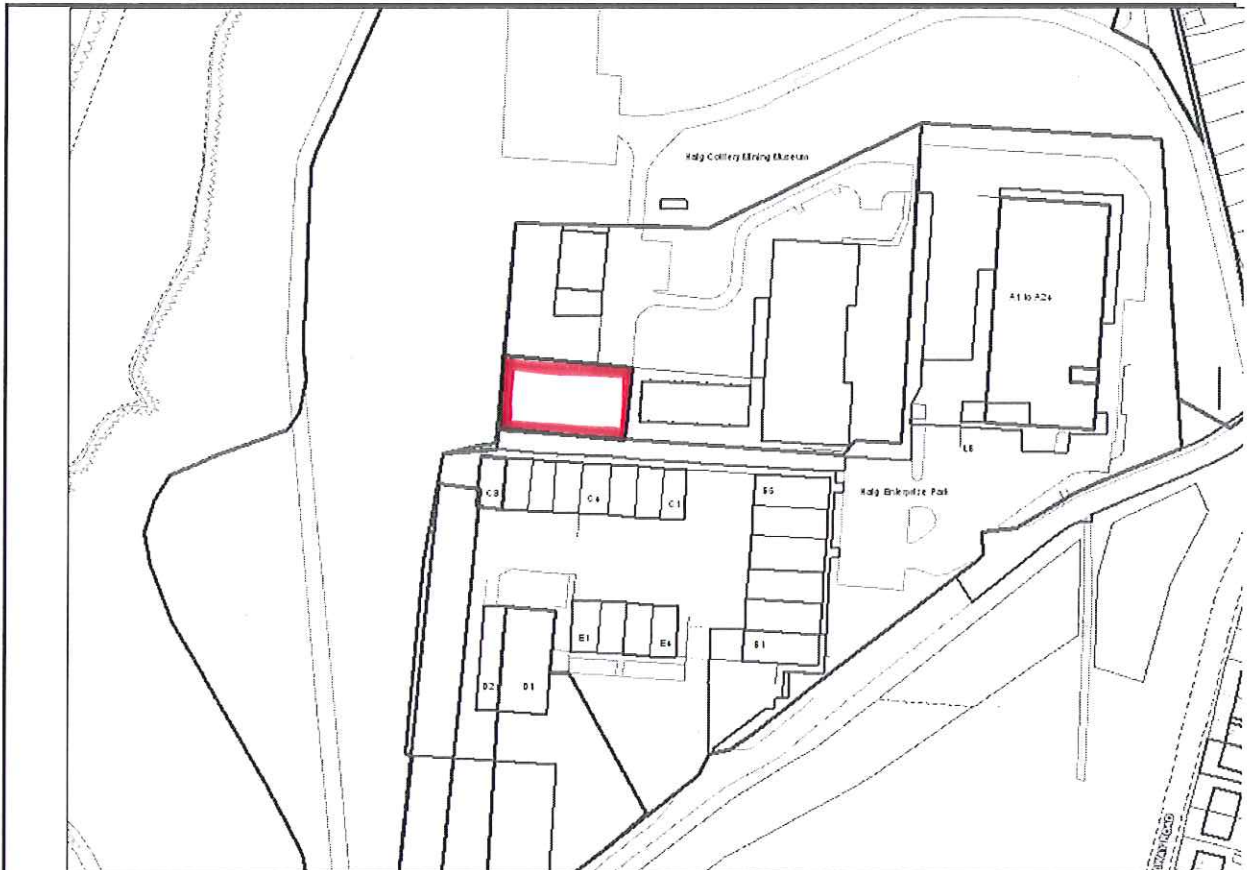


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 14/09/2011

<b>Application Number:</b>	4/11/2395/OF1
<b>Application Type:</b>	Full : CBC
<b>Applicant:</b>	Haig Colliery Mining Museum Ltd
<b>Application Address:</b>	HAIG COLLIERY MINING MUSEUM, SOLWAY ROAD, KELLS, WHITEHAVEN
<b>Proposal</b>	CREATION OF 5 NO. COMMERCIAL/STORAGE UNITS AND FORMATION OF HARD STANDING AND CAR PARKING AREAS
<b>Parish:</b>	Whitehaven
<b>Recommendation Summary:</b>	Approve



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## INTRODUCTION

This application relates to the Haig Colliery Mining Museum which is located off Solway Road at Kells. The site is located to the west of the town centre and lies within the Whitehaven settlement boundary.

The site is currently occupied by the former Haig Colliery which consists of two former engine rooms and a central powerhouse. The building and mining head gear are collectively a Listed Building and a Scheduled Ancient Monument.

Members recently visited the site to consider an application for the construction of a new visitor centre at the museum (4/11/2396/0F1 refers). A report for this application is included on the agenda.

## PROPOSAL

Planning permission is sought for the siting of 5 commercial storage units on an open area of ground to the south west of the main building group which covers an area of approximately 0.07 hectares. The museum perimeter fence makes up the south and west boundary of the site with overgrown foliage beyond the fence. The Haig Enterprise Park which consists of a number of small single storey commercial units is located to the south.

The containers would be used for either industrial or storage purposes and would be rented out to individual businesses. Each container would have three solid steel painted elevations, with the front section housing the entrance consisting of 2 double opening doors. They would be 12.0m x 4.8m in size, with an overall height of 5.1m.

Externally, each unit would have a hard standing area to the frontage, with marked parking spaces within the compound area. In addition there would be a bin store area and a small enclosed National Trust compound.

## CONSULTATION RESPONSES

Highways Control Officer

No objections as the slight increase in vehicular use of the existing access is unlikely to have a significant material affect on existing highway conditions.

## PLANNING POLICY

Policy EMP 5 of the adopted Copeland Local Plan 2001-2016 encourages appropriately scaled employment development within Key Service Centres.

Policy ENV 33 seeks to ensure that new development will not adversely impact the setting of a Listed Building or important views of the building.

## ASSESSMENT

A proposed of this nature should be judged against Policy EMP5 of the adopted Copeland Local Plan 2001 – 2016, regarding Employment use in key service centres. The preamble to the policy 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 is considered that the proposal complies with this text as it would provide space for small business uses within the B1, B2 or B8 use classes within the Whitehaven settlement boundary. In addition, due to the location and existing site use it is considered that there will be no adverse impact on any residential properties.

Although the units will be sited within the grounds of the Listed Building they are modest in scale and will be sited adjacent to the existing industrial units at Haig Enterprise Park. In this location they will not adversely impact on the setting of the Haig Museum building or affect views into the site from the surrounding area.

Overall this is considered to be an appropriate form of development which will provide additional income for the upkeep of the Listed Building.

**Recommendation:-**

Approve subject to:-

**Conditions**

1. This permission shall expire on 30<sup>th</sup> September 2021 when the storage units shall be permanently removed from the site and the use of the land for the siting of storage units shall be discontinued and returned to its former condition, unless prior permission is sought and obtained for its retention for a further period.

**Reason**

A temporary permission is deemed appropriate to protect the character and appearance of the adjoining Listed Building.

2. The use of the storage containers shall be restricted to business or storage use as defined in Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning General Permitted Development Order 1995.

**Reason**

For the avoidance of doubt and to ensure that the storage containers are only used for uses appropriate to the site.

**INFORMATIVE**

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

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

**Reason for decision:-**

The siting of storage containers on the site for a temporary period is considered to be an acceptable form of development in accordance with Policies EMP 5 and ENV 33 of the adopted Copeland Local Plan 2001-2016.

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ITEM NO: 6.

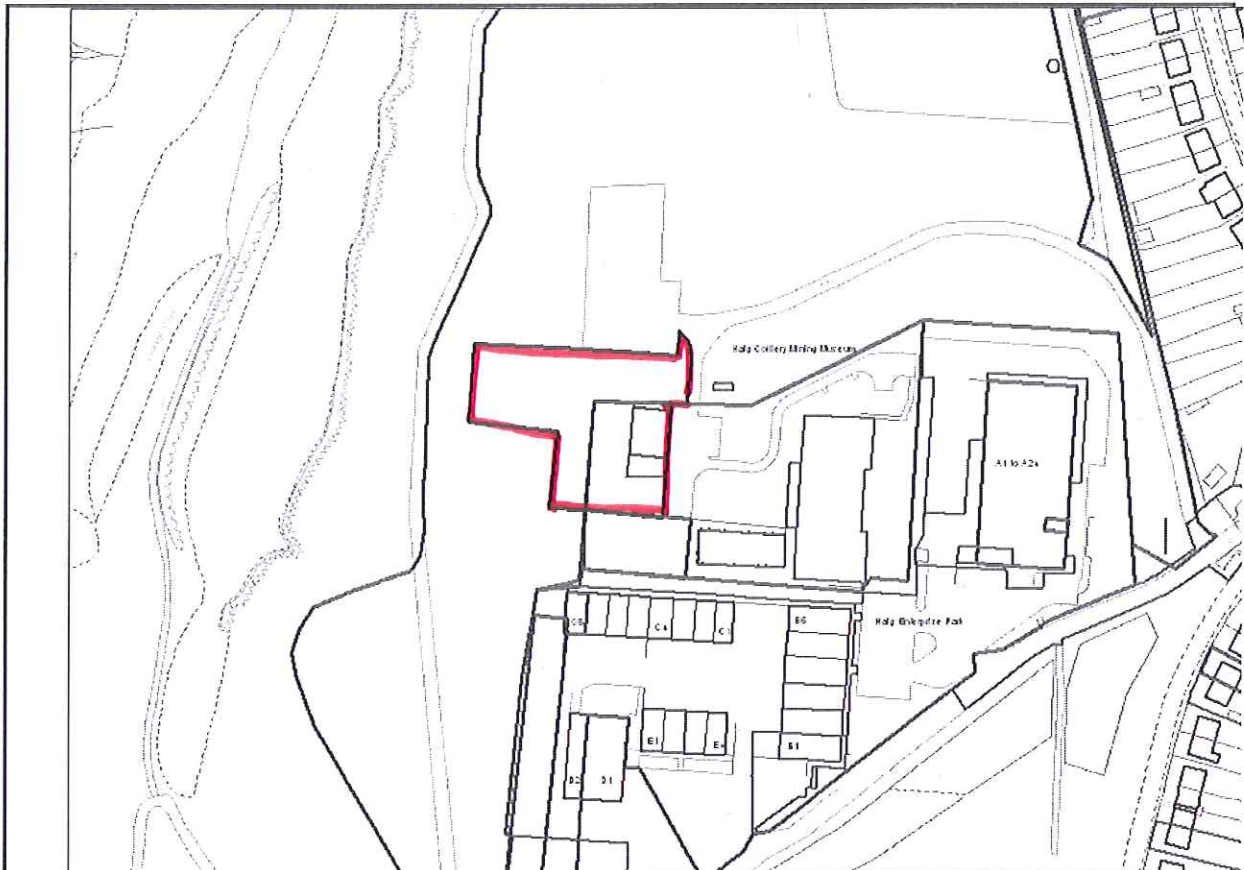


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 14/09/2011

<b>Application Number:</b>	4/11/2396/0F1
<b>Application Type:</b>	Full : CBC
<b>Applicant:</b>	Haig Colliery Mining Museum Ltd
<b>Application Address:</b>	LAND ADJACENT TO HAIG COLLIERY MINING MUSEUM, SOLWAY ROAD, KELLS, WHITEHAVEN
<b>Proposal</b>	ERECTION OF NEW VISITOR CENTRE, CREATION OF VISITOR CAR PARK, EXTERNAL PLAY AREA AND PEDESTRIAN CONNECTIONS TO COASTAL PATH
<b>Parish:</b>	Whitehaven
<b>Recommendation Summary:</b>	Approve (commence within 3 years)



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## INTRODUCTION

This application relates to the Haig Colliery Mining Museum which is located off Solway Road at Kells. The site is located to the west of the town centre and lies within the Whitehaven settlement boundary.

The Mining Museum is housed within two former engine rooms and a central powerhouse and is open to visitors as a tourist attraction. The building and mining head gear are collectively a Listed Building and a Scheduled Ancient Monument.

Members deferred this application at the last meeting to enable them to visit the site. The site visit took place on 31 August 2011.

## PROPOSAL

The application seeks consent for the erection of a new single storey building to the west of the Mining Museum which is to be used as a visitor centre.

The building would be 24.5m x 13.8m in size and would include an entrance from an existing car park, an administrative office, a cafe with associated kitchen and server, WC facilities, an interpretation space and a teaching room. An external terrace is to be created in front of the cafe to provide an external eating area. A small play area is to be sited adjacent to the terrace.

It is proposed to create new hard and soft landscaped areas within the site including the creation of pedestrian links to the coastal path to the west of the site.

The building has been designed to reflect the industrial nature of the site. It will have a sloping roof and is to be finished with anthracite coloured metal cladding.

Two additional applications have also been submitted for work on the site which are included on the agenda. They consist firstly of the creation of 5 No storage units (4/11/2395/0F1 refers) to the east of the buildings and secondly refurbishment works, alterations and an entrance canopy to the existing Museum buildings (4/11/2397/0F1 refers).

## PLANNING POLICY

Policy TSM 1 of the adopted Copeland Local Plan 2001 – 2016 permits the development of existing tourist attractions where the development contributes to their fuller interpretation,

appearance or means of enjoyment. Any development is expected to follow the principles of sustainable development.

Policy ENV 33 seeks to protect the setting or important views of a Listed Building.

Policy ENV 35 seeks to protect Scheduled Ancient Monuments.

## ASSESSMENT

The proposed building is modest in scale and is well located on the western boundary of the site. This will ensure that there is a more defined access into the site from the car park and also allow the provision of greater information on the mining museum. This will enhance the visitors experience at the site.

A modern style of building is considered to be appropriate in this location and the use of metal cladding will reflect the industrial character of the site. The proposed single storey building is modest in scale and this will ensure that it remains subservient to the main museum building.

Overall this proposal will improve and extend the existing visitor attraction and is considered to be an appropriate form of development for this site.

**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. 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.

3. 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.

4. Prior to the commencement of development on the site a detailed scheme which illustrates design of the boundary treatment to the site 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 the approved boundary treatment shall be maintained at all times thereafter.

Reason

In the interest of the visual amenity of the area.

#### **INFORMATIVE**

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)  
<<http://www.groundstability.com/>>

#### **Reason for decision:-**

An appropriate form of development which will help to improve the existing visitor attraction on the site in accordance with Policies ENV 33, ENV 35 and TSM 1 of the adopted Copeland Local Plan 2001-2016.

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ITEM NO: 7.

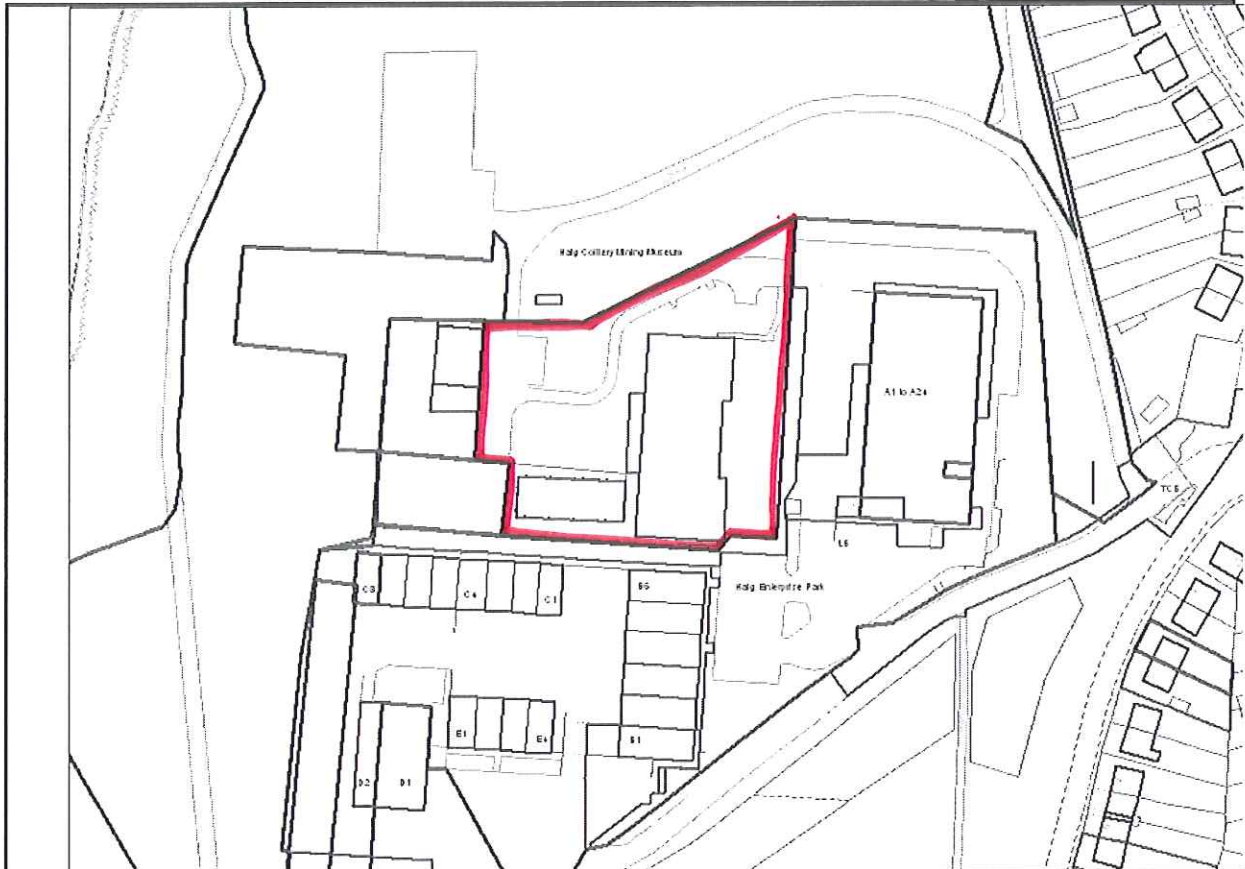


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 14/09/2011

<b>Application Number:</b>	4/11/2397/OF1
<b>Application Type:</b>	Full : CBC
<b>Applicant:</b>	Haig Colliery Mining Museum Ltd
<b>Application Address:</b>	HAIG COLLIERY MINING MUSEUM, SOLWAY ROAD, KELLS, WHITEHAVEN
<b>Proposal</b>	PROPOSED REFURBISHMENT, EXTENSION AND ALTERATIONS OF MUSEUM AND EXTERNAL HARD AND SOFT LANDSCAPE WORKS
<b>Parish:</b>	Whitehaven
<b>Recommendation Summary:</b>	Approve (commence within 3 years)



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## INTRODUCTION

This application relates to the Haig Colliery Mining Museum which is located off Solway Road at Kells. The site is located to the west of the town centre and lies within the Whitehaven settlement boundary.

The site is currently used as a visitor facility. The Mining Museum is housed within the existing buildings on site which consist of two engine rooms and a central powerhouse. The building and mining head gear are collectively a Listed Building and a Scheduled Ancient Monument.



Members recently visited the site to consider an application for the construction of a new visitor centre at the museum (4/11/2396/OF1 refers). A report for this application is included on the agenda.

## PROPOSAL

The application seeks permission for refurbishment and extensions to the main buildings on the site. This will consist of a new visitor entrance, a new internal staircase and lift, a new structural floor, external wall repairs, window refurbishment, the reopening of five window openings on the western elevation and the creation of new hard and soft landscaping within the site.

The new visitor entrance is to be located to the west elevation of the building which faces the car park area and main access route. This will lead into a currently unused area of the central powerhouse building, which has previously been a blacksmiths workshop. The former workshop will be converted into an exhibition space, with a new staircase and lift up to the higher level where the engines are located. The No. 4 engine room (the north building) will be retained as an exhibition space, where as the No. 5 engine to the south will be further restored as a working engine. The main floor level within the powerhouse will be used as a flexible space for exhibitions and both public and private social functions. A new floor is to be provided, sections of which will be glazed in order to give views of the basement below.

Externally, a new entrance lobby will be in the form of an inclined wall and flat roof which will be finished with bronze coloured metal cladding to match the proposed new visitors centre. A glass wall to the west elevation will contain manual opening double entrance doors. A new pathway will be formed to the entrance from the visitor centre to the west.

## PLANNING POLICY

Policy TSM 1 of the adopted Copeland Local Plan 2001-2016 seeks to promote and develop existing tourist attractions where this will contribute to their fuller interpretation, appearance, and means of enjoyment. Any development is expected to follow the principles of sustainable development.

Policy ENV 30 seeks to protect Listed Buildings by ensuring that any alteration or extension will respect the architectural historic character of the building.

Policy ENV 33 seeks to protect the setting or important views of a Listed Building.

Policy ENV 35 seeks to protect Scheduled Ancient Monuments and their setting.

## ASSESSMENT

The proposed alterations and extensions are of a sympathetic design and are of a minor nature. They will enable the Listed Buildings to be refurbished to a high standard. The upgrade of the facilities will also ensure that the Museum will become DDA compliant and provide suitable access for all visitors to the site.

Overall this is considered to be an appropriate form of development which will improve the existing visitor attraction and is consistent with the policies of the adopted Copeland Local Plan 2001-2016.

### **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. 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.

3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to those of the existing building, or as otherwise agreed 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 building in the interests of visual amenity.

4. Representative samples of the new doors and windows shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. 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. 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.

6. 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.

7. 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 implementation of the approved landscaping scheme. The landscape management plan shall be carried out as approved.

Reason

To ensure a satisfactory landscaping scheme.

#### **INFORMATIVE**

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)  
<<http://www.groundstability.com/>>

Reason for decision:-

The proposed alterations and extensions are of a sympathetic design which will preserve and enhance the character and appearance of the Listed Building and also help to improve the existing visitor attraction in accordance with Policies ENV 30, ENV 33, ENV 35 and TSM 1 of the adopted Copeland Local Plan 2001-2016.

Date From 09/08/2011

Date To 05/09/2011

View Report

1 of 7 100%

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## List of Delegated Decisions

**Selection Criteria:**

**From Date:** 09/08/2011

**To Date:** 05/09/2011

**Printed Date:** Monday, September 05, 2011

**Printed Time:** 3:19 PM

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<b>Application Number</b>	4/11/2271/0F1
<b>Applicant</b>	Rawbrook Limited
<b>Location</b>	69 KING STREET, WHITEHAVEN
<b>Proposal</b>	REMOVE UPVC WINDOWS AT FRONT FIRST FLOOR LEVEL AND REINSTATE AS ORIGINAL TIMBER FRAMED WINDOWS
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	25 August 2011
<b>Dispatch Date</b>	25 August 2011
<b>Parish</b>	Whitehaven

<b>Application Number</b>	4/11/2291/0F1
<b>Applicant</b>	Beckermest Estates Ltd
<b>Location</b>	LIVINGSTONES SURFACE TREATMENTS LTD, BECKERMET INDUSTRIAL ESTATE, HAILE, EGREMONT
<b>Proposal</b>	EXTENSION TO EXISTING WORKSHOP TO PROVIDE ADDITIONAL WORKSHOP AREA & OFFICE ACCOMMODATION & RECLAD EXISTING BUILDING
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	9 August 2011
<b>Dispatch Date</b>	9 August 2011
<b>Parish</b>	Haile

<b>Application Number</b>	4/11/2295/0F1
<b>Applicant</b>	Mr L Todd
<b>Location</b>	66 NORTH ROAD, EGREMONT
<b>Proposal</b>	CHANGE OF USE TO FORM EXTENSION OF DOMESTIC CURTILAGE & ERECTION OF A DOUBLE GARAGE
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	18 August 2011
<b>Dispatch Date</b>	18 August 2011
<b>Parish</b>	Egremont

<b>Application Number</b>	4/11/2296/0E1
<b>Applicant</b>	Mr D Gray
<b>Location</b>	RIDDING BARN, THE HILL, MILLOM
<b>Proposal</b>	APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE - SITING OF A CARAVAN WITHIN THE CURTILAGE OF THE DWELLING SPECIFICALLY FOR RESIDENTIAL PURPOSES ONLY ANCILLARY TO THE DWELLING KNOWN AS "RIDDING BARN"
<b>Decision</b>	Approval of Certificate of Lawfulness
<b>Decision Date</b>	11 August 2011
<b>Dispatch Date</b>	11 August 2011
<b>Parish</b>	Millom Without

<b>Application Number</b>	4/11/2300/0F1
<b>Applicant</b>	Mr and Mrs J Todd
<b>Location</b>	30 PARK DRIVE, MIDGEY, WHITEHAVEN
<b>Proposal</b>	TWO STOREY EXTENSION TO THE SIDE, RE-ROOFING AND ERECTION OF A SUMMERHOUSE
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	18 August 2011
<b>Dispatch Date</b>	18 August 2011
<b>Parish</b>	Whitehaven

<b>Application Number</b>	4/11/2303/0B1
<b>Applicant</b>	Neil Price Limited
<b>Location</b>	LAND OFF ARGYLE STREET, MILLOM
<b>Proposal</b>	AMEND CONDITION 7 OF PLANNING PERMISSION 4/08/2548/0 (DRAINAGE)
<b>Decision</b>	Approve
<b>Decision Date</b>	19 August 2011
<b>Dispatch Date</b>	19 August 2011
<b>Parish</b>	Millom

<b>Application Number</b>	4/11/2304/0F1
<b>Applicant</b>	Mr D Graham
<b>Location</b>	19 LONSDALE PLACE, NEW ROAD, WHITEHAVEN
<b>Proposal</b>	ERECTION OF A SUMMER ROOM TO THE REAR OF THE PROPERTY
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	25 August 2011
<b>Dispatch Date</b>	25 August 2011
<b>Parish</b>	Whitehaven

<b>Application Number</b>	4/11/2309/0F1
<b>Applicant</b>	Mr and Mrs R Reed
<b>Location</b>	LAND TO SOUTH OF CARTGATE HOUSE, CARTGATE ROAD, HENSINGHAM, WHITEHAVEN
<b>Proposal</b>	DETACHED DWELLING
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	22 August 2011
<b>Dispatch Date</b>	22 August 2011
<b>Parish</b>	Whitehaven

<b>Application Number</b>	4/11/2314/0F1
<b>Applicant</b>	Mr A Hamilton
<b>Location</b>	BROADFIELD LODGE, BAYBARROW ROAD, EGREMONT
<b>Proposal</b>	DEMOLISH EXISTING CONSERVATORY AND REPLACE WITH NEW SUNROOM
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	19 August 2011
<b>Dispatch Date</b>	19 August 2011
<b>Parish</b>	Egremont

<b>Application Number</b>	4/11/2315/0F1
<b>Applicant</b>	Mr and Mrs Fulton
<b>Location</b>	3 CROSS LANE, WHITEHAVEN
<b>Proposal</b>	SINGLE STOREY SIDE EXTENSION
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	18 August 2011
<b>Dispatch Date</b>	18 August 2011
<b>Parish</b>	Whitehaven

<b>Application Number</b>	4/11/2316/0F1
<b>Applicant</b>	Miss H Coulter
<b>Location</b>	ADJACENT TO 102 MARKET STREET, MILLOM
<b>Proposal</b>	ERECTION OF PRIVATE GARAGE & ERECTION OF TWO METRE HIGH BOUNDARY WALL TO GARDEN/RECREATION AREA

<b>Decision</b>	Approve
<b>Decision Date</b>	18 August 2011
<b>Dispatch Date</b>	18 August 2011
<b>Parish</b>	Millom

<b>Application Number</b>	4/11/2320/0F1
<b>Applicant</b>	Sellafield Limited
<b>Location</b>	SELLAFIELD, SEASCALE
<b>Proposal</b>	RENEWAL OF TEMPORARY PLANNING PERMISSION 4/06/2306 FOR SINGLE STOREY BUILDING TO SERVE AS AN EQUIPMENT STORE
<b>Decision</b>	Approve
<b>Decision Date</b>	18 August 2011
<b>Dispatch Date</b>	18 August 2011
<b>Parish</b>	Ponsonby

<b>Application Number</b>	4/11/2321/0F1
<b>Applicant</b>	Sellafield Limited
<b>Location</b>	SELLAFIELD, SEASCALE
<b>Proposal</b>	RENEWAL OF TEMPORARY PLANNING PERMISSION 4/06/2373 FOR SINGLE STOREY BUILDING TO SERVE AS A RECEPTION BUILDING
<b>Decision</b>	Approve
<b>Decision Date</b>	18 August 2011
<b>Dispatch Date</b>	18 August 2011
<b>Parish</b>	Beckermet

<b>Application Number</b>	4/11/2322/0F1
<b>Applicant</b>	Sellafield Limited
<b>Location</b>	SELLAFIELD, SEASCALE
<b>Proposal</b>	RENEWAL OF TEMPORARY PLANNING PERMISSION 4/06/2318 FOR A TWO STOREY PREFABRICATED BUILDING
<b>Decision</b>	Approve
<b>Decision Date</b>	19 August 2011
<b>Dispatch Date</b>	19 August 2011
<b>Parish</b>	Beckermet

<b>Application Number</b>	4/11/2323/0F1
<b>Applicant</b>	Cumbria Kart Racing Club Limited
<b>Location</b>	KART TRACK, KELTON HEAD QUARRY, LAMPLUGH
<b>Proposal</b>	CHANGE OF USE OF PREVIOUS AGRICULTURAL LAND TO SPECTATOR STANDING AREA & ERECTION OF FENCE (RETROSPECTIVE)
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	19 August 2011
<b>Dispatch Date</b>	19 August 2011
<b>Parish</b>	Lamplugh

<b>Application Number</b>	4/11/2324/0F1
<b>Applicant</b>	Mr C Hocking
<b>Location</b>	OXENRIGGS FARM, EGREMONT
<b>Proposal</b>	TWO BAY STABLE BLOCK INCORPORATING TACK ROOM AND STORAGE
<b>Decision</b>	Refuse
<b>Decision Date</b>	26 August 2011



<b>Dispatch Date</b>	26 August 2011
<b>Parish</b>	Haile

<b>Application Number</b>	4/11/2325/OF1
<b>Applicant</b>	Mr D Wilkinson
<b>Location</b>	LAND TO REAR OF BALLINORIG, WHINNEY HILL, CLEATOR MOOR
<b>Proposal</b>	ERECTION OF AGRICULTURAL BUILDING
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	25 August 2011
<b>Dispatch Date</b>	25 August 2011
<b>Parish</b>	Cleator Moor

<b>Application Number</b>	4/11/2328/OF1
<b>Applicant</b>	Mr & Mrs Harvey
<b>Location</b>	7 MONKWRAY BROW, WHITEHAVEN
<b>Proposal</b>	SINGLE STOREY EXTENSION FOR FAMILY ROOM, ROOM & UTILITY; RAISED DECK AREA; REMOVAL & RE-BUILDING OF GARAGE
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	18 August 2011
<b>Dispatch Date</b>	18 August 2011
<b>Parish</b>	Whitehaven

<b>Application Number</b>	4/11/2332/TPO
<b>Applicant</b>	J Jackson & Son
<b>Location</b>	BETWEEN FIELDS 7066 & 8267, FRIZINGTON PARKS FARM, FRIZINGTON
<b>Proposal</b>	APPLICATION FOR HEDGEROW REMOVAL NOTICE TO COMBINE TWO FIELDS INTO ONE
<b>Decision</b>	TREE PRESERVATION APPROVE
<b>Decision Date</b>	9 August 2011
<b>Dispatch Date</b>	9 August 2011
<b>Parish</b>	Arlecdon and Frizington

<b>Application Number</b>	4/11/2335/OL1
<b>Applicant</b>	Mr D Graham
<b>Location</b>	19 LONSDALE PLACE, NEW ROAD, WHITEHAVEN
<b>Proposal</b>	LISTED BUILDING CONSENT FOR ERECTION OF SUMMER ROOM TO REAR
<b>Decision</b>	Approve Listed Building Consent (start within 3yr)
<b>Decision Date</b>	25 August 2011
<b>Dispatch Date</b>	25 August 2011
<b>Parish</b>	Whitehaven

<b>Application Number</b>	4/11/2337/OF1
<b>Applicant</b>	Mr C Hodgson
<b>Location</b>	16 CHATSWORTH DRIVE, WHITEHAVEN
<b>Proposal</b>	ERECTION OF SINGLE STOREY EXTENSION TO PROVIDE LOUNGE, UTILITY & GROUND FLOOR BATHROOM
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	19 August 2011
<b>Dispatch Date</b>	19 August 2011
<b>Parish</b>	Whitehaven

<b>Application Number</b>	4/11/2340/OF1
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<b>Applicant</b>	Watson Hill Farm
<b>Location</b>	WATSON HILL FARM, EGREMONT
<b>Proposal</b>	ERECT CATTLE LOOSE HOUSING & CUBICLE BUILDING EXTENSION TO EXISTING BUILDING COMPLEX
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	18 August 2011
<b>Dispatch Date</b>	18 August 2011
<b>Parish</b>	Egremont

<b>Application Number</b>	4/11/2341/0F1
<b>Applicant</b>	Mr and Mrs T Bestford
<b>Location</b>	ADJOINING 22 FOUNDRY ROAD, PARTON, WHITEHAVEN
<b>Proposal</b>	REMOVAL OF PART DWELLING AND STORE, ERECTION OF NEW DWELLING
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	19 August 2011
<b>Dispatch Date</b>	19 August 2011
<b>Parish</b>	Parton

<b>Application Number</b>	4/11/2342/0F1
<b>Applicant</b>	Arlecdon Primary School
<b>Location</b>	ARLECDON PRIMARY SCHOOL, ARLECDON, FRIZINGTON
<b>Proposal</b>	CONSTRUCTION OF NEW ENTRANCE LOBBY ON FRONT
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	18 August 2011
<b>Dispatch Date</b>	18 August 2011
<b>Parish</b>	Arlecdon and Frizington

<b>Application Number</b>	4/11/2345/0F1
<b>Applicant</b>	Mrs E N Robinson
<b>Location</b>	PEEL PLACE, HOLMROOK
<b>Proposal</b>	ERECTION OF STORAGE BUILDING
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	22 August 2011
<b>Dispatch Date</b>	22 August 2011
<b>Parish</b>	Gosforth

<b>Application Number</b>	4/11/2346/0F1
<b>Applicant</b>	Mr A Blanchard
<b>Location</b>	FAIRWATER COTTAGE, CALDERBRIDGE, SEASCALE
<b>Proposal</b>	CHANGE OF USE FROM MIXED COMMERCIAL/ RESIDENTIAL BACK TO SOLELY RESIDENTIAL
<b>Decision</b>	Approve
<b>Decision Date</b>	19 August 2011
<b>Dispatch Date</b>	19 August 2011
<b>Parish</b>	Ponsonby

<b>Application Number</b>	4/11/2349/0F1
<b>Applicant</b>	Home Group
<b>Location</b>	14 & 15 HOWBANK ROAD, EGREMONT
<b>Proposal</b>	PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF PAIR OF SEMI-DETACHED HOUSES
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	22 August 2011
<b>Dispatch Date</b>	22 August 2011
<b>Parish</b>	Egremont

<b>Application Number</b>	4/11/2350/OA1
<b>Applicant</b>	HSBC Corporate Real Estate
<b>Location</b>	HSBC, 69 LOWTHER STREET, WHITEHAVEN
<b>Proposal</b>	REPLACEMENT SIGNAGE
<b>Decision</b>	Approve Advertisement Consent
<b>Decision Date</b>	25 August 2011
<b>Dispatch Date</b>	25 August 2011
<b>Parish</b>	Whitehaven

<b>Application Number</b>	4/11/2351/OF1
<b>Applicant</b>	Mr and Mrs S Flook
<b>Location</b>	GLENGARTH, LOW MORESBY, WHITEHAVEN
<b>Proposal</b>	ERECTION OF SINGLE STOREY EXTENSION TO REAR AND A RAISED PATIO DECK
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	25 August 2011
<b>Dispatch Date</b>	25 August 2011
<b>Parish</b>	Moresby

<b>Application Number</b>	4/11/2352/OF1
<b>Applicant</b>	High Grange Developments Ltd
<b>Location</b>	PLOTS 6 & 7, ROWANGATE, HENSINGHAM, WHITEHAVEN
<b>Proposal</b>	REVISED DWELLING TYPE ON PLOTS 6 & 7 (4/08/2267/OR1)
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	1 September 2011
<b>Dispatch Date</b>	1 September 2011
<b>Parish</b>	Whitehaven

<b>Application Number</b>	4/11/2354/OF1
<b>Applicant</b>	Messrs Sharp, Langthwaite Ltd
<b>Location</b>	LANGTHWAITE FARM, MILLOM
<b>Proposal</b>	ERECT ROOF OVER EXISTING MANURE STORE YARD
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	25 August 2011
<b>Dispatch Date</b>	25 August 2011
<b>Parish</b>	Whicham

<b>Application Number</b>	4/11/2355/OF1
<b>Applicant</b>	Mr Makin
<b>Location</b>	THE ORCHARD, KINGSLAND ROAD, MILLOM
<b>Proposal</b>	SINGLE STOREY KITCHEN EXTENSION TO JOIN EXISTING DETACHED GARAGE
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	25 August 2011
<b>Dispatch Date</b>	25 August 2011
<b>Parish</b>	Millom

<b>Application Number</b>	4/11/2366/OF1
<b>Applicant</b>	Mr S Hodgson
<b>Location</b>	4 GREYSTONE AVENUE, CLEATOR MOOR
<b>Proposal</b>	ERECTION OF TWO STOREY EXTENSION TO SIDE, SINGLE STOREY EXTENSION TO REAR & DETACHED GARAGE WITH DRIVE

<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	25 August 2011
<b>Dispatch Date</b>	25 August 2011
<b>Parish</b>	Cleator Moor

<b>Application Number</b>	4/11/2371/0F1
<b>Applicant</b>	Miss L Robinson
<b>Location</b>	6 MILL HILL, CLEATOR MOOR
<b>Proposal</b>	ERECTION OF CONSERVATORY TO REAR
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	25 August 2011
<b>Dispatch Date</b>	25 August 2011
<b>Parish</b>	Cleator Moor

<b>Application Number</b>	4/11/2376/0F1
<b>Applicant</b>	Mr P Brown
<b>Location</b>	WESTWOOD, 8 SUMMERGROVE PARK, HENSINGHAM, WHITEHAVEN
<b>Proposal</b>	OUTBUILDING/KENNEL (RETROSPECTIVE)
<b>Decision</b>	Approve
<b>Decision Date</b>	1 September 2011
<b>Dispatch Date</b>	1 September 2011
<b>Parish</b>	Weddicar