

## 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 siting, design and external appearance of the building(s), means of access thereto, and the means of disposal of surface water therefrom, 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 five 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 FIVE 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

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan - adopted June 1997

Copeland Local Plan 2001-2016 2<sup>nd</sup> Deposit Version

Copeland's Interim Housing Policy Statement, approved by Full Council on 15 June 2004

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

Department of Transport, Local Government and the Regions 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

Department of Transport, Local Government and the Regions:-

Planning Policy Guidance Notes

Development Control Policy Notes

Design Bulletins

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1 4/05/2906/0

1 DETACHED HOUSE (HOUSE 1)  
FLEATHAM HOUSE, ST BEES, CUMBRIA.  
FLEATHAM HOUSE

Parish St Bees

- The Parish Council is very strongly opposed to this series of applications on the grounds that it would provide yet more large, executive style housing. Recent developments in the village have provided a more than adequate supply of this type of housing whereas the need within the village, borne out by local consultation on the village plan, is for smaller dwellings suitable for single people and couples and for more affordable housing. These applications would provide neither of these.

This area of the village is part of the conservation area and trees at Fleatham House are the subject of a tree preservation order. It seems almost inevitable that some trees would be lost or damaged if these applications are approved. Vehicle access is poor and not appropriate to deal with additional traffic exiting onto Finkle Street/High House Road. There are also concerns about the adequacy of the drainage and sewer systems.

The Parish Council would welcome a site visit by the Planning Panel to see the proposed location.

Members considered this and three accompanying planning applications to construct a total of four detached dwellings within the grounds of Fleatham House, St Bees at the last meeting. Following detailed consideration Members were minded to refuse the application. As this was contrary to the Planning Officer's recommendation the application is now referred back to the Panel for a decision in accordance with para 9.2 of the Council's approved Planning Code of Conduct.

The Parish Council's request for Members to visit the site was acceded to. This took place on 22 February 2006. Since then negotiations have been ongoing with the developer and his agent. This has now resulted in the submission of an amended scheme which demonstrates how each of the four dwellings, including this one on plot 1 can be positioned amongst the protected trees on the site.

A previous application for full planning permission to construct 7 detached dwellings within the grounds of Fleatham House Hotel, subsequently amended to 4 detached dwellings, was withdrawn in December 2005 (4/04/2223/0F1 refers) in favour of these current applications to construct a total of four detached dwellings served via the existing vehicular access from High House Road.

The site lies within the settlement boundaries for the village and

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also within the St Bees Conservation Area. Trees within the hotel grounds are also protected by a Preservation Order.

It is proposed to erect one large detached 3 storey split level dwelling on plot 1 of this small housing site comprising 4 plots. Situated on the former lawned area in front of the hotel this particular dwelling comprises 5 bedrooms on two floors with an integral double garage on the lower ground floor with a utility/cloak room facility. Proposed external finishes comprise wet dash render walls, St Bees sandstone facing panels, sandstone quoins, cills, and lintols, upvc doors and windows in dark green under a dark grey concrete tiled roof. It is positioned at the rear of the plot at a 90 degree angle to the access road so as to not adversely affect frontage trees. The applicants' agent has submitted a statement in support of the proposal, a copy of which is attached.

Six letters of objection have been received from nearby residents, one of which has an accompanying petition signed by 56 residents of the village. They express concern regarding the development on the following collective grounds:-

1. Whether the village school has the capacity to take the increase in the number of children arising from this development. Request that the Council undertakes a demographic survey of the village to identify this.
2. Village infrastructure (ie roads, transport links, drainage/sewerage). The Council are asked to review this before any further building applications are approved in St Bees. Further development should be halted until substantial investment is made and infrastructure improved.
3. Concern whether the sewer and drainage system has adequate additional capacity.
4. Increase in traffic will exacerbate existing problems on Finkle Street which has restricted flow with parked cars either side. Also raises safety concerns for children who regularly use High House Road, part of which nearest the access has no footpath. There are visibility problems at the junction which is adjacent to a sharp bend.
5. Increase in traffic using the access road serving the development would severely affect an adjoining neighbour's privacy.
6. Concern about the widening of the access road and affect this would have on existing tree root systems.
7. Development is within a Conservation Area. Concern regarding the impact on the local landscape and wildlife. It is the only bit of green area in the village.

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8. The proposal will affect the protected trees in the grounds. Any development will decimate them and spoil the area's natural beauty.
  9. The proposal contravenes some of the development principles of Policy DEV 6 of the adopted Copeland Local Plan.
  10. Request planning gain be secured for the benefit of the local area in exchange for planning permission.
  11. Already considerable development at the top end of the village - do we need more?
  12. Such large houses are not required. They will dominate the area and overlook neighbouring gardens.
  13. Pressure to build houses in large gardens must be resisted so that the nature of this part of the village is maintained.

In response to these concerns I would comment as follows:-

- a) The issues raised regarding infrastructure are matters that are properly considered for the village in the preparation of the Copeland Local Plan, within which St Bees is identified as a 'local centre'. This designation permits small scale housing development, where appropriate, within the village boundaries.
- b) The concerns in respect of traffic are not considered to be an issue in view of the small number of houses to be erected. The Highway Authority raise no objections to the application in principle. They did initially request a wider access point and that a wider road be provided part way into the site. However, this was not supported in view of the adverse impact such alterations would have on the setting of the Conservation Area and the protected trees.
- c) The affect of the proposal on the Conservation Area and the protected trees is a material planning issue. Protracted negotiations have been ongoing with the applicant, his agents and the Council's Landscape Officer to ensure that a scheme is put forward which does not adversely affect the trees.
- d) The application does comply with Policy DEV 7 of the adopted Copeland Local Plan which seeks to secure sustainability in design.
- e) 'Planning Gain' - in view of the relatively small scale of the development involved the pursuit of this is not considered reasonable.
- f) The issue of housing type and need is not a matter for consideration. The proposal is within the settlement boundary and there is a policy presumption in favour of small scale housing

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development subject to certain criteria being met.

The amended plans now demonstrate that the development of a house on this plot can be undertaken without adversely impacting on the trees.

A minimum distance of 1.0 metre between the drip line of the trees on the site and any construction is maintained and the Council's Landscape Officer confirms that this is adequate in the attached memo. However, in a further memo dated 7 August 2006 (copy attached) the Landscape Officer raises additional concerns regarding the overall impact of the cumulative developments on the green landscape around Fleatham House and the wider impact on this part of the St Bees valley.

Notwithstanding the Landscape Officer's comments I remain of the opinion that the proposal accords with Policy ENV 10 of the adopted Copeland Local Plan which supports small scale housing development in such sensitive locations where protection of the trees is paramount.

The proposed housing development is also considered satisfactory in terms of Policy ENV 26 of the adopted Copeland Local Plan 'Development in Conservation Areas'. The amended plans demonstrate that the design and external finishes of the dwellings and their positioning on the site can now be achieved within this sensitive Conservation Area setting with minimal adverse impact.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans (Drawing Nos 2054/08A/Rev C, 2054/12/Rev D and 2054/02/Rev C) received by the Local Planning Authority on 26 June 2006.
3. The setting out of the house on the plot shall be agreed with the Local Planning Authority on site prior to any further development commencing.
4. A minimum separation distance of 1.0 metre shall be provided between the dripline of any trees and any hard development including vehicular access drives/parking areas, walkways and walls.

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5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no external alterations (including replacement windows and doors) or extensions shall be carried out to the dwelling, nor shall any building, enclosure, domestic fuel container, pool or hardstanding be constructed within the curtilage of the dwelling without the prior written consent of the Local Planning Authority.
6. Before development commences, details of the specification and position of fencing for the protection of the retained trees from damage during the course of development shall be submitted to the Local Planning Authority for written approval.
7. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
8. Adequate protection measures for the trees, including the erection of fencing and the installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems shall be undertaken in accordance with British Standard BS 5837.
9. The passing places created shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before construction of the dwelling commences.
10. The access drive and parking area shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied.
11. Public Footpath No 423004 which runs along the southern boundary of the site shall remain unobstructed at all times.

The reasons for the above conditions are:-

In compliance with Section 51 of the Planning & Compulsory Purchase Act 2004.

For the avoidance of doubt.

To ensure adequate protection is afforded to the trees on the site which are subject to a Tree Preservation Order.

# Memo



**From:** Richard Mellor  
**To:** Heather Morrison  
**My ref.** HSM/AJ/4/05/2906, 07, 08, 09  
**Date:** 7<sup>th</sup> July 2006  
**Subject:** Proposed Development of Four Residential Dwellings, Fleatham House, St Bees, Cumbria.

Dear Heather,

Thank you for the updated plans relating to the above site. Having now reviewed all four proposed plots, I am can now relay on to you my thoughts on these proposals.

Although all the plans now seem to provide adequate consideration for the trees in terms of minimum distances from proposed dwellings, you will not doubt be aware that I am unhappy with the development of this site due to the tree population & its maturity.

I still feel the tree coverage within this site will be compromised once the development is completed, mainly due to the fact that Copeland Borough Council will receive numerous requests for works on the trees through fears of safety, light loss, leaf litter, restricted views & trees being too close to properties as they continue to mature.

To surmise, I am now happy with the plans submitted (from a tree perspective) but I feel this site should not of been approved for any development due to the above factors.

Finally, please can I draw your attention to my previous memo dated the 7<sup>th</sup> June 2006, which clearly states the fundamental procedures for protecting all trees on site, prior to any construction works.

Sincerely,

Richard Mellor  
Landscape Officer



# Memo



**From:** Richard Mellor  
**To:** Tony Pomfret  
**My ref.** HSM/AJ/4/05/2906, 07, 08, 09  
**Date:** 7<sup>th</sup> August 2006  
**Subject:** Proposed Development of Four Residential Dwellings, Fleatham House, St Bees, Cumbria.

Dear Tony,

Following on from my previous memo dated on the 5<sup>th</sup> July, I can now provide with a definitive correspondence with regards to the green landscaping involved within the above application.

It is in my professional opinion that the overall aesthetic appeal of this site, which can currently be seen to the southern most side of the St Bees valley will be comprised in the long term as a result of this potential development.

The main reason for this conclusion is that the site contains many mature broadleaved specimens, which all form an integral part of the green landscape around Fleatham House. If development were to proceed, there is no doubt that the existing tree cover would be affected, resulting in a decline of tree health & population numbers.

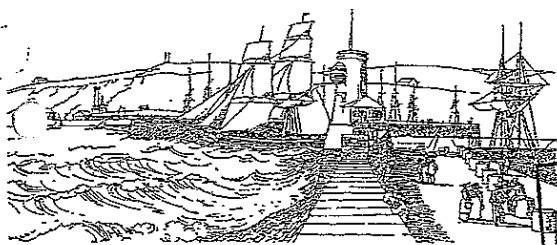
If the site is to remain in its current state and be preserved/managed as a key feature of not only Fleatham House but as part of St Bees valley, then it is paramount that the site continues to receive the protection it deserves.

Sincerely,

Richard Mellor  
Landscape Officer

# H. F. T. GOUGH & CO.

SOLICITORS & COMMISSIONERS FOR OATHS



Whitehaven, Cumberland

COPELAND BOROUGH COUNCIL  
DEVELOPMENT SERVICES

20 FEB 2006

RECEIVED

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DX 62900 Whitehaven  
www.goughs-solicitors.com  
e-mail: admin@goughs-solicitors.com

Mr Tony Pomfret,  
Development Services Manager,  
Copeland Borough Council,  
DX 62904,  
WHITEHAVEN

Your ref

Our ref MAL/MTS/LG/12301-1

Contact Mr. M. A. Little (Ext. 219)

Direct Line 01946 518319

E-mail mal@goughs-solicitors.com

Date 15<sup>th</sup> February 2006

Dear Sir,

Re: Planning Applications 4/05/2906/0, 4/05/2907/0, 4/05/2908/0 and 4/05/2909/0  
(four detached houses), Fleatham House, St Bees, Cumbria.

We act on behalf of Mr Michael Shakespeare in respect of matters relating to the above property. Mr. Shakespeare has requested that we write to you in support of the above planning applications.

### Planning Policy.

The site is located within the settlement boundary for St. Bees as defined in the Copeland Local Plan 2001-2016 (2<sup>nd</sup> Deposit Version). Policy HSG 4 permits proposals for small scale housing development in the form of infilling, conversion or rounding off within the defined limits of settlements. Accordingly, a strong presumption exists in favour of the proposal.

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The proposals complies with the Council's Interim Housing Policy Statement.

The site is located within the St. Bees Conservation Area and therefore Policy ENV26 applies. The proposals incorporate a high standard of design and choice of materials to reflect the character of the area. The low density of development together with the sensitive use of the changing ground levels will allow the dwellings to easily assimilate into the site. This is a well screened site both in terms of existing development and natural landscaping and a high quality development of the type proposed will enhance the setting of Fleatham House.

Cont....

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### PARTNERS

J. C. Taylor (*H. M. Coroner*) D. Ll. Roberts, LL.B. *Solicitor - Advocate (Higher Courts Criminal)* R. J. Eastoe, BSc.  
\* Claire Madden, LL.B. \* S.P.P. Ward, LL.B. M.A. Little, LL.B. \* Elizabeth C. Sandelands, LL.B. Ryan T. Reed LL.B.  
*Associate Solicitor: Roger J. Clayson LL.B Legal Executives: Denise Mounsey FILEX. Jacqui Herbert FILEX.*

This Firm does not accept service of documents by e-mail

\*Member of the Children Panel \*Advanced Member of the Family Law Panel \*SFLA Accredited Specialist \*Member of APIL  
\*Member of the Criminal Law Solicitor Association

Cont....(2)

## Trees.

The trees are protected by a Copeland Borough Council Tree Preservation Order. The majority of the trees are located around the periphery of the site and provide a screening function. In particular, the trees will screen the proposal from existing development at The Crofts and Finkle Street. This will help protect the amenity of existing residents whilst enhancing the overall appearance of the development.

The Tree Preservation Order allows the Council to exercise considerable control over works to trees. This in itself will prevent any inappropriate or unauthorised works. However, the applicant would raise no objection to suitable planning conditions being imposed to secure the protection of the trees during building works. As you will be aware suitable standard conditions are recommended in Circular 11/95: Use of Conditions in Planning Permission.

We understand that the Council's Landscape Technical Officer supports the development of four dwellings on the site as the most appropriate form of development to secure the long term protection and management of the trees on site.

## Highways.

The Highway Authority raised no objections to planning application 4/04/2228/0 for the erection of seven dwellings on this site. We therefore assume that they will raise no objections to this proposal for a reduced number of dwellings. Our Client is willing to consider any suggestions to alter or improve the access onto the public highway. However, the access point is the most visible part of the site in the context of the conservation area. We would therefore ask that the Council consider carefully any suggested alterations to the access to avoid any detrimental effect on the intrinsic character of the conservation area. Similarly, improvement works to the private access lane should be kept to a minimum to avoid any adverse impact on the character of the area.

## St Bees Parish Council.

We note the objections of St. Bees Parish Council to this proposal. The Parish Council comments relating to the conservation area and the trees are unsubstantiated. Similarly, the comments relating to the access are contrary to the advice received from the Highway Authority.

The Parish Council object to the proposal because they consider that it will provide yet more large executive style housing in the village. The Parish Council perceive the need within the village to be for smaller dwellings.

St. Bees is classified as a Local Centre in the Copeland Local Plan 2001-2016 and as such permits general needs housing development in the form of infilling. There is no basis in planning policy to require the developer to provide either a particular type of housing or affordable housing. Policy HSG 4 relates to general needs housing only.

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Notwithstanding the above, there is a wide variety of house types available in the immediate locality. Traditional terraced housing on and adjoining the Main Street provides a significant amount of 2 and 3 bedroom accommodation. The adjacent Crofts development provides predominately 3 bedroom medium sized properties.

Significantly, the final phase of the development on The Fairladies site incorporated twenty 2 bed room apartments. These are likely to appeal to single people and couples and should adequately meet the demand for this type of housing in St. Bees for the short and medium term future.

The type and size of dwelling proposed reflects the character and location of the site. The development will make a positive contribution to the choice and quality of housing stock available within St. Bees.

#### Infrastructure.

The Parish Council and third parties have made representations in relation to the local infrastructure. The drainage and sewerage infrastructure is more than capable of accepting four additional dwellings. We note that no objections have been received from United Utilities.

Contrary to comments received from third parties we are advised that there are currently places available at the village school.

This proposal complies with the Policies contained with the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. There are no material planning considerations which indicate that this planning application should be determined in the way other than in accordance with the Development Plan. Accordingly, planning permission should be granted.

The proposal represents a high standard of housing development which will enhance the local area. Furthermore, it represents a sustainable form of development located close to the village centre with convenient pedestrian links to local services and to sources of public transport.

If you wish to discuss any matters arising from these applications please do not hesitate to contact Mr. Sandelands of this office.

Yours faithfully,

H.F.T Gough + Co

MAIN AGENDA

To safeguard the character and amenity of the development in the interests of the amenity of St Bees Conservation Area.

In the interests of highway safety.

Reason for decision:-

The proposal represents a satisfactory form of housing development for this sensitive wooded site, which is subject to a Tree Preservation Order and within the St Bees Conservation Area, in accordance with Policies HSG 4, ENV 10 & ENV 26 of the adopted Copeland Local Plan 2001-2016.

2 4/05/2907/0

1 DETACHED HOUSE (HOUSE 2)  
FLEATHAM HOUSE, ST BEES, CUMBRIA.  
FLEATHAM HOUSE

Parish St Bees

- The Parish Council is very strongly opposed to this series of applications on the grounds that it would provide yet more large, executive style housing. Recent developments in the village have provided a more than adequate supply of this type of housing whereas the need within the village, borne out by local consultation on the village plan, is for smaller dwellings suitable for single people and couples and for more affordable housing. These applications would provide neither of these.

This area of the village is part of the conservation area and trees at Fleatham House are the subject of a tree preservation order. It seems almost inevitable that some trees would be lost or damaged if these applications are approved. Vehicle access is poor and not appropriate to deal with additional traffic exiting onto Finkle Street/High House Road. There are also concerns about the adequacy of the drainage and sewer systems.

The Parish Council would welcome a site visit by the Planning Panel to see the proposed location.

Members considered this and three accompanying planning applications to construct a total of four detached dwellings within the grounds of Fleatham House, St Bees at the last meeting. Following detailed consideration Members were minded to refuse the application. As this was contrary to the Planning Officer's recommendation the application

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is now referred back to the panel for a decision in accordance with para 9.2 of the Council's approved Planning Code of Conduct.

The Parish Council's request for Members to visit the site was acceded to. This took place on 22 February 2006. Since then negotiations have been ongoing with the developer and his agent. This has now resulted in the submission of an amended scheme which demonstrates how each of the four dwellings, including this one on plot 2 can be positioned amongst the protected trees on the site.

A previous application for full planning permission to construct 7 detached dwellings within the grounds of Fleatham House Hotel, subsequently amended to 4 detached dwellings, was withdrawn in December 2005 (4/04/2223/0F1 refers) in favour of these current applications to construct a total of four detached dwellings served via the existing vehicular access from High House Road.

The site lies within the settlement boundaries for the village and also within the St Bees Conservation Area. Trees within the hotel grounds are also protected by a Preservation Order.

It is proposed to erect one large detached 3 storey split level dwelling on plot 2 of this small housing site comprising 4 plots. Situated on the former lawned area in front of the hotel this particular dwelling comprises 4 bedrooms on two floors with an integral double garage on the lower ground floor with a utility/cloak room facility. Proposed external finishes comprise wet dash render walls, St Bees sandstone facing panels, sandstone quoins, cills, and lintols, upvc doors and windows in dark green under a dark grey concrete tiled roof. It is positioned at the front of the plot immediately adjacent to the access road so as to not adversely affect the rear and side trees. The applicants' agent has submitted a statement in support of the proposal, a copy of which is attached.

Six letters of objection have been received from nearby residents, one of which has an accompanying petition signed by 56 residents of the village. They express concern regarding the development on the following collective grounds:-

1. Whether the village school has the capacity to take the increase in the number of children arising from this development. Request that the Council undertakes a demographic survey of the village to identify this.
2. Village infrastructure (ie roads, transport links, drainage/sewerage). The Council are asked to review this before any further building applications are approved in St Bees. Further development should be halted until substantial investment is made and infrastructure improved.
3. Concern whether the sewer and drainage system has adequate additional capacity.

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4. Increase in traffic will exacerbate existing problems on Finkle Street which has restricted flow with parked cars either side. Also raises safety concerns for children who regularly use High House Road, part of which nearest the access has no footpath. There are visibility problems at the junction which is adjacent to a sharp bend.
5. Increase in traffic using the access road serving the development would severely affect an adjoining neighbour's privacy.
6. Concern about the widening of the access road and affect this would have on existing tree root systems.
7. Development is within a Conservation Area. Concern regarding the impact on the local landscape and wildlife. It is the only bit of green area in the village.
8. The proposal will affect the protected trees in the grounds. Any development will decimate them and spoil the area's natural beauty.
9. The proposal contravenes some of the development principles of Policy DEV 6 of the adopted Copeland Local Plan.
10. Request planning gain be secured for the benefit of the local area in exchange for planning permission.
11. Already considerable development at the top end of the village - do we need more?
12. Such large houses are not required. They will dominate the area and overlook neighbouring gardens.
13. Pressure to build houses in large gardens must be resisted so that the nature of this part of the village is maintained.

In response to these concerns I would comment as follows:-

- a) The issues raised regarding infrastructure are matters that are properly considered for the village in the preparation of the Copeland Local Plan, within which St Bees is identified as a 'local centre'. This designation permits small scale housing development, where appropriate, within the village boundaries.
- b) The concerns in respect of traffic are not considered to be an issue in view of the small number of houses to be erected. The Highway Authority raise no objections to the application in principle. They did initially request a wider access point and that a wider road be provided part way into the site. However, this was not supported in view of the adverse impact such alterations would have on the setting of the Conservation Area and

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the protected trees.

- c) The affect of the proposal on the Conservation Area and the protected trees is a material planning issue. Protracted negotiations have been ongoing with the applicant, his agents and the Council's Landscape Officer to ensure that a scheme is put forward which does not adversely affect the trees.
- d) The application does comply with Policy DEV 7 of the adopted Copeland Local Plan which seeks to secure sustainability in design.
- e) 'Planning Gain' - in view of the relatively small scale of the development involved the pursuit of this is not considered reasonable.
- f) The issue of housing type and need is not a matter for consideration. The proposal is within the settlement boundary and there is a policy presumption in favour of small scale housing development subject to certain criteria being met.

The amended plans now demonstrate that the development of a house on this plot can be undertaken without adversely impacting on the trees.

A minimum distance of 1.0 metre between the drip line of the trees on the site and any construction is maintained and the Council's Landscape Officer confirms that this is adequate in the attached memo. However, in a further memo dated 7 August 2006 (copy attached) the Landscape Officer raises additional concerns regarding the overall impact of the cumulative developments on the green landscape around Fleatham House and the wider impact on this part of the St Bees valley.

Notwithstanding the Landscape Officer's comments I remain of the opinion that the proposal accords with Policy ENV 10 of the adopted Copeland Local Plan which supports small scale housing development in such sensitive locations where protection of the trees is paramount.

The proposed housing development is also considered satisfactory in terms of Policy ENV 26 of the adopted Copeland Local Plan 'Development in Conservation Areas'. The amended plans demonstrate that the design and external finishes of the dwellings and their positioning on the site can now be achieved within this sensitive Conservation Area setting with minimal adverse impact.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans (Drawing Nos 2054/08A/Rev c, 2054/12/Rev D and 2054/02/Rev C) received by the Local Planning Authority on 26 June 2006.



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3. The setting out of the house on the plot shall be agreed with the Local Planning Authority on site prior to any further development commencing.
4. A minimum separation distance of 1.0 metre shall be provided between the drip line of any trees and any hard development, including vehicular access drives/parking areas, walkways and walls.
5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no external alterations (including replacement windows and doors) or extensions shall be carried out to the dwelling, nor shall any building, enclosure, domestic fuel container, pool or hardstanding be constructed within the curtilage of the dwelling without the prior written consent of the Local Planning Authority.
6. Before development commences, details of the specification and position of fencing for the protection of the retained trees from damage during the course of development shall be submitted to the Local Planning Authority for written approval.
7. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
8. Adequate protection measures for the trees, including the erection of fencing and the installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems shall be undertaken in accordance with British Standard BS 5837.
9. The passing places created shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before construction of the dwelling commences.
10. The access drive and parking area shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied.
11. Public Footpath No 423004 which runs along the southern boundary of the site shall remain unobstructed at all times.

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The reasons for the above conditions are:-

In compliance with Section 51 of the Planning & Compulsory Purchase Act 2004.

For the avoidance of doubt.

To ensure adequate protection is afforded to the trees on the site which are subject to a Tree Preservation Order.

To safeguard the character and amenity of the development in the interests of the amenity of St Bees Conservation Area.

In the interests of highway safety.

Reason for decision:-

The proposal represents a satisfactory form of housing development for this sensitive wooded site, which is subject to a Tree Preservation Order and within the St Bees Conservation Area, in accordance with Policies HSG 4, ENV 10 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

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3 4/05/2908/0

1 DETACHED HOUSE (HOUSE 3)  
FLEATHAM HOUSE, ST BEES, CUMBRIA.  
FLEATHAM HOUSE

Parish St Bees

- The Parish Council is very strongly opposed to this series of applications on the grounds that it would provide yet more large, executive style housing. Recent developments in the village have provided a more than adequate supply of this type of housing whereas the need within the village, borne out by local consultation on the village plan, is for smaller dwellings suitable for single people and couples and for more affordable housing. These applications would provide neither of these.

This area of the village is part of the conservation area and trees at Fleatham House are the subject of a tree preservation order. It seems almost inevitable that some trees would be lost or damaged if these applications are approved. Vehicle access is poor and not appropriate to deal with additional traffic exiting onto Finkle Street/High House Road. There are also concerns about the adequacy

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of the drainage and sewer systems.

The Parish Council would welcome a site visit by the Planning Panel to see the proposed location.

Members considered this and three accompanying planning applications to construct a total of four detached dwellings within the grounds of Fleatham House, St Bees at the last meeting. Following detailed consideration Members were minded to refuse the application. As this was contrary to the Planning Officer's recommendation the application is now referred back to the Panel for a decision in accordance with para 9.2 of the Council's approved Planning Code of Conduct.

The Parish Council's request for Members to visit the site was acceded to. This took place on 22 February 2006. Since then negotiations have been ongoing with the developer and his agent. This has now resulted in the submission of an amended scheme which demonstrates how each of the four dwellings, including this one on plot 3, can be positioned amongst the protected trees on the site.

A previous application for full planning permission to construct 7 detached dwellings within the grounds of Fleatham House Hotel, subsequently amended to 4 detached dwellings, was withdrawn in December 2005 (4/04/223/0F1 refers) in favour of these current applications to construct a total of four detached dwellings served via the existing vehicular access from High House Road.

The site lies within the settlement boundaries for the village and also within the St Bees Conservation Area. Trees within the hotel grounds are also protected by a Preservation Order.

It is proposed to erect one large detached 2 storey split level dwelling on plot 3 of this small housing site comprising 4 plots. Situated on the former lawned area in front of the hotel this particular dwelling comprises 4 bedrooms on two floors with an integral double garage and utility/cloak room facility. Proposed external finishes comprise wet dash render walls, St Bees sandstone facing panels, sandstone quoins, cills, and lintols upvc doors and windows in dark green under a dark grey concrete tiled roof. It is positioned facing on to the access road at the front of the plot so as to not adversely affect rear trees. The applicants' agent has submitted a statement in support of the proposal, a copy of which is attached.

Six letters of objection have been received from nearby residents, one of which has an accompanying petition signed by 56 residents of the village. They express concern regarding the development on the following collective grounds:-

1. Whether the village school has the capacity to take the increase in the number of children arising from this development. Request that the Council undertakes a demographic survey of the village to

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identify this.

2. Village infrastructure (ie roads, transport links, drainage/sewerage). The Council are asked to review this before any further building applications are approved in St Bees. Further development should be halted until substantial investment is made and infrastructure improved.
3. Concern whether the sewer and drainage system has adequate additional capacity.
4. Increase in traffic will exacerbate existing problems on Finkle Street which has restricted flow with parked cars either side. Also raises safety concerns for children who regularly use High House Road, part of which nearest the access has no footpath. There are visibility problems at the junction which is adjacent to a sharp bend.
5. Increase in traffic using the access road serving the development would severely affect an adjoining neighbour's privacy.
6. Concern about the widening of the access road and affect this would have on existing tree root systems.
7. Development is within a Conservation Area. Concern regarding the impact on the local landscape and wildlife. It is the only bit of green area in the village.
8. The proposal will affect the protected trees in the grounds. Any development will decimate them and spoil the area's natural beauty.
9. The proposal contravenes some of the development principles of Policy DEV 6 of the adopted Copeland Local Plan.
10. Request planning gain be secured for the benefit of the local area in exchange for planning permission.
11. Already considerable development at the top end of the village - do we need more?
12. Such large houses are not required. They will dominate the area and overlook neighbouring gardens.
13. Pressure to build houses in large gardens must be resisted so that the nature of this part of the village is maintained.

In response to these concerns I would comment as follows:-

- a) The issues raised regarding infrastructure are matters that are properly considered for the village in the preparation of the Copeland Local Plan, within which St Bees is identified as a 'local

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centre'. This designation permits small scale housing development, where appropriate, within the village boundaries.

- b) The concerns in respect of traffic are not considered to be an issue in view of the small number of houses to be erected. The Highway Authority raise no objections to the application in principle. They did initially request a wider access point and that a wider road be provided part way into the site. However, this was not supported in view of the adverse impact such alterations would have on the setting of the Conservation Area and the protected trees.
- c) The affect of the proposal on the Conservation Area and the protected trees is a material planning issue. Protracted negotiations have been ongoing with the applicant, his agents and the Council's Landscape Officer to ensure that a scheme is put forward which does not adversely affect the trees.
- d) The application does comply with Policy DEV 7 of the adopted Copeland Local Plan which seeks to secure sustainability in design.
- e) 'Planning Gain' - in view of the relatively small scale of the development involved the pursuit of this is not considered reasonable.
- f) The issue of housing type and need is not a matter for consideration. The proposal is within the settlement boundary and there is a policy presumption in favour of small scale housing development subject to certain criteria being met.

The amended plans now demonstrate that the development of a house on this plot can be undertaken without adversely impacting on the trees.

A minimum distance of 1.0 metre between the drip line of the trees on the site and any construction is maintained and the Council's Landscape Officer confirms that this is adequate in the attached memo. However, in a further memo dated 7 August 2006 (copy attached) the Landscape Officer raises additional concerns regarding the overall impact of the cumulative developments on the green landscape around Fleatham House and the wider impact on this part of the St Bees valley.

Notwithstanding the Landscape Officer's comments I remain of the opinion that the proposal accords with Policy ENV 10 of the adopted Copeland Local Plan which supports small scale housing development in such sensitive locations where protection of the trees is paramount.

The proposed housing development is also considered satisfactory in terms of Policy ENV 26 of the adopted Copeland Local Plan 'Development in Conservation Areas'. The amended plans demonstrate that the design and external finishes of the dwellings and their positioning on the site can now be achieved within this sensitive Conservation Area

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setting with minimal adverse impact.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans (Drawing Nos 2054/08A/Rev C, 2054/12/Rev D and 2054/02/Rev C) received by the Local Planning Authority on 26 June 2006.
3. The setting out of the house on the plot shall be agreed with the Local Planning Authority on site prior to any further development commencing.
4. A minimum separation distance of 1.0 metre shall be provided between the drip line of any trees and any hard development, including vehicular access drives/parking areas, walkways and walls.
5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions shall be carried out to the dwelling, nor shall any building, enclosure, domestic fuel container, pool or hardstanding be constructed within the curtilage of the dwelling without the prior written consent of the Local Planning Authority.
6. Before development commences, details of the specification and position of fencing for the protection of the retained trees from damage during the course of development shall be submitted to the Local Planning Authority for written approval.
7. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
8. Adequate protection measures for the trees, including the erection of fencing and the installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems shall be undertaken in accordance with British Standard BS 5837.

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9. The passing places created shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the construction of the dwelling commences.
10. The access drive and parking area shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied.
11. Public Footpath No 423004 which runs along the southern boundary of the site shall remain unobstructed at all times.

The reasons for the above conditions are:-

1. In compliance with Section 51 of the Planning & Compulsory purchase Act 2004.

For the avoidance of doubt.

To ensure adequate protection is afforded to the trees on the site which are subject to a Tree Preservation Order.

To safeguard the character and amenity of the development in the interests of the amenity of St Bees Conservation Area.

In the interests of highway safety.

Reason for decision:-

The proposal represents a satisfactory form of housing development for this sensitive wooded site, which is subject to a Tree Preservation Order and within the St Bees Conservation Area, in accordance with Policies HSG 4, ENV 10 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

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4 4/05/2909/0

1 DETACHED HOUSE (HOUSE 4)  
FLEATHAM HOUSE, ST BEES, CUMBRIA.  
FLEATHAM HOUSE

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Parish

St Bees

- The Parish Council is very strongly opposed to this series of applications on the grounds that it would provide yet more large, executive style housing. Recent developments in the village have provided a more than adequate supply of this type of housing whereas the need within the village, borne out by local consultation on the village plan, is for smaller dwellings suitable for single people and couples and for more affordable housing. These applications would provide neither of these.

This area of the village is part of the conservation area and trees at Fleatham House are the subject of a tree preservation order. It seems almost inevitable that some trees would be lost or damaged if these applications are approved. Vehicle access is poor and not appropriate to deal with additional traffic exiting onto Finkle Street/High House Road. There are also concerns about the adequacy of the drainage and sewer systems.

The Parish Council would welcome a site visit by the Planning Panel to see the proposed location.

Members considered this and three accompanying planning applications to construct a total of four detached dwellings within the grounds of Fleatham House, St Bees at the last meeting. Following detailed consideration Members were minded to refuse the application. As this was contrary to the Planning Officer's recommendation the application is now referred back to the Panel for a decision in accordance with para 9.2 of the Council's approved Planning Code of Conduct.

The Parish Council's request for Members to visit the site was acceded to. This took place on 22 February 2006. Since then negotiations have been ongoing with the developer and his agent. This has now resulted in the submission of an amended scheme which demonstrates how each of the four dwellings, including this one on plot 4, can be positioned amongst the protected trees on the site.

A previous application for full planning permission to construct 7 detached dwellings within the grounds of Fleatham House Hotel, subsequently amended to 4 detached dwellings, was withdrawn in December 2005 (4/04/2223/0F1 refers) in favour of these current applications to construct a total of four detached dwellings served via the existing vehicular access from High House Road.

The site lies within the settlement boundaries for the village and also within the St Bees Conservation Area. Trees within the hotel grounds are also protected by a Preservation Order.

It is proposed to erect one large detached 2 storey split level dwelling on plot 4 of this small housing site comprising 4 plots. Situated on the former lawned area in front of the hotel this particular dwelling comprises 4 bedrooms on two floors with an



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integral double garage. Proposed external finishes comprise wet dash render walls, St Bees sandstone facing panels, sandstone quoins, cills, and lintols, upvc doors and windows in dark green under a dark grey concrete tiled roof. It is positioned in the middle of the plot to the east side fronting on to the access road so as to not adversely affect protected trees. The applicants' agent has submitted a statement in support of the proposal, a copy of which is attached.

Six letters of objection have been received from nearby residents, one of which has an accompanying petition signed by 56 residents of the village. They express concern regarding the development on the following collective grounds:-

1. Whether the village school has the capacity to take the increase in the number of children arising from this development. Request that the Council undertakes a demographic survey of the village to identify this.
2. Village infrastructure (ie roads, transport links, drainage/sewerage). The Council are asked to review this before any further building applications are approved in St Bees. Further development should be halted until substantial investment is made and infrastructure improved.
3. Concern whether the sewer and drainage system has adequate additional capacity.
4. Increase in traffic will exacerbate existing problems on Finkle Street which has restricted flow with parked cars either side. Also raises safety concerns for children who regularly use High House Road, part of which nearest the access, has no footpath. There are visibility problems at the junction which is adjacent to a sharp bend.
5. Increase in traffic using the access road serving the development would severely affect an adjoining neighbour's privacy.
6. Concern about the widening of the access road and affect this would have on existing tree root systems.
7. Development is within a Conservation Area. Concern regarding the impact on the local landscape and wildlife. It is the only bit of green area in the village.
8. The proposal will affect the protected trees in the grounds. Any development will decimate them and spoil the area's natural beauty.
9. The proposal contravenes some of the development principles of Policy DEV 6 of the adopted Copeland Local Plan.

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10. Request planning gain be secured for the benefit of the local area in exchange for planning permission.
11. Already considerable development at the top end of the village - do we need more?
12. Such large houses are not required. They will dominate the area and overlook neighbouring gardens.
13. Pressure to build houses in large gardens must be resisted so that the nature of this part of the village is maintained.

In response to these concerns I would comment as follows:-

- a) The issues raised regarding infrastructure are matters that are properly considered for the village in the preparation of the Copeland Local Plan, within which St Bees is identified as a 'local centre'. This designation permits small scale housing development, where appropriate, within the village boundaries.
- b) The concerns in respect of traffic are not considered to be an issue in view of the small number of houses to be erected. The Highway Authority raise no objections to the application in principle. They did initially request a wider access point and that a wider road be provided part way into the site. However, this was not supported in view of the adverse impact such alterations would have on the setting of the Conservation Area and the protected trees.
- c) The affect of the proposal on the Conservation Area and the protected trees is a material planning issue. Protracted negotiations have been ongoing with the applicant, his agents and the Council's Landscape Officer to ensure that a scheme is put forward which does not adversely affect the trees.
- d) The application does comply with Policy DEV 7 of the adopted Copeland Local Plan which seeks to secure sustainability in design.
- e) 'Planning Gain' - in view of the relatively small scale of the development involved the pursuit of this is not considered reasonable.
- f) The issue of housing type and need is not a matter for consideration. The proposal is within the settlement boundary and there is a policy presumption in favour of small scale housing development subject to certain criteria being met.

The amended plans now demonstrate that the development of a house on this plot can be undertaken without adversely impacting on the trees.

A minimum distance of 1.0 metre between the drip line of the trees on the site and any construction is maintained and the Council's

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Landscape Officer confirms that this is adequate in the attached memo. However, in a further memo dated 7 August 2006 (copy attached) the Landscape Officer raises additional concerns regarding the overall impact of the cumulative developments on the green landscape around Fleatham House and the wider impact on this part of the St Bees valley.

Notwithstanding the Landscape Officer's comments I remain of the opinion that the proposal accords with Policy ENV 10 of the adopted Copeland Local Plan which supports small scale housing development in such sensitive locations where protection of the trees is paramount.

The proposed housing development is also considered satisfactory in terms of Policy ENV 26 of the adopted Copeland Local Plan 'Development in Conservation Areas'. The amended plans demonstrate that the design and external finishes of the dwellings and their positioning on the site can now be achieved within this sensitive Conservation Area setting with minimal adverse impact.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans (Drawing Nos 2054/08A/Rev C, 2054/12/Rev D and 2054/02/Rev C) received by the Local Planning Authority on 26 June 2006.
3. The setting out of the house on the plot shall be agreed with the Local Planning Authority on site prior to any further development commencing.
4. A minimum separation distance of 1.0 metre shall be provided between the drip line of any trees and any hard development, including vehicular access drives/parking areas, walkways and walls.
5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no external alterations (including replacement windows and doors) or extensions shall be carried out to the dwelling, nor shall any building, enclosure, domestic fuel container, pool or hardstanding be constructed within the curtilage of the dwelling without the prior written consent of the Local Planning Authority.
6. Before development commences, details of the specification and position of fencing for the protection of the retained trees from damage during the course of development shall be submitted to the Local Planning Authority for written approval.

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7. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
8. Adequate protection measures for the trees, including the erection of fencing and the installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems shall be undertaken in accordance with British Standard BS 5837.
9. The passing places created shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before construction of the dwelling commences.
10. The access drive and parking area shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied.
11. Public Footpath No 423004 which runs along the southern boundary of the site shall remain unobstructed at all times.

The reasons for the above conditions are:-

In compliance with Section 51 of the Planning & Compulsory Purchase Act 2004.

For the avoidance of doubt.

To ensure adequate protection is afforded to the trees on the site which are subject to a Tree Preservation Order.

To safeguard the character and amenity of the development in the interests of the amenity of St Bees Conservation Area.

In the interests of highway safety.

Reason for decision:-

The proposal represents a satisfactory form of housing development for this sensitive wooded site, which is subject to a Tree Preservation Order and within the St Bees Conservation Area, in accordance with Policies HSG 4, ENV 10 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

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5 4/06/2321/0

DETACHED BUNGALOW WITH INTEGRAL GARAGE  
LAND TO REAR OF, 96, MAIN STREET, HAVERIGG,  
MILLOM, CUMBRIA.  
MR R & MRS M B LOWERY

Parish Millom

- No objections.

Full planning permission is sought for a detached bungalow on this 0.03ha plot of land to the rear of the applicants' end terraced property at Main Street, Haverigg.

The bungalow would provide two bedroomed accommodation with integral garage and a sun room. It is proposed that the bungalow would be finished with a rough cast render and a dark grey slate roof.

Access to the dwelling would be from St Luke's Road, to which Cumbria Highways have raised no objections, subject to conditions.

A Flood Risk Assessment was requested which has subsequently been received and deemed acceptable.

Two letters of objection have been received from nearby residents, grounds for which can be summarised as follows:-

1. A tree will be lost if the development is allowed.
2. Previously the Parish Council had agreed that there should be no more building on St Luke's Road.
3. If permission is granted then it should not be used as a holiday home.

In response to these concerns I would firstly comment that the tree is not under any Preservation Order and is therefore not protected. The Parish Council have commented that they have no objections to the proposal which is situated within the settlement boundary for Haverigg and supported by Policy HSG 4 of the adopted Copeland Local Plan 2001-2016 which provides a presumption in favour of small scale housing development in the form of infilling.

Recommendation

Approve (commence within 3 years)

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2. Access gates, if provided, shall be hung to open inwards only from the highway.
3. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to development being completed and shall be maintained thereafter.
4. The development shall be drained on a separate system, with foul drainage only connected into the public foul sewer.
5. A scheme for on-site attenuation of surface water shall be submitted to and approved in writing by the Local Planning Authority before development commences on site. The development shall be carried out strictly in accordance with the approved details.

The reasons for the above conditions are:-

In compliance with Section 51 of the Planning & Compulsory Purchase Act 2004.

In the interests of highway safety.

To ensure a satisfactory drainage scheme.

Reason for decision:-

An acceptable residential infill development within Haverigg settlement boundary in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

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6 4/06/2364/0

CONVERSION OF VACANT TRADITIONAL BUILDINGS TO  
FORM THREE DWELLINGS  
BELL HOUSE FARM, SANDWITH, WHITEHAVEN, CUMBRIA.  
MR & MRS BARWISE

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Parish

Whitehaven

A proposal to convert two sandstone barns situated within an isolated farm building group set around a courtyard to provide 3 dwellings. Activities on the farm are currently being scaled down and these traditional buildings are no longer suitable for modern agricultural use and are now redundant.

The farmhouse adjacent to the site is now in separate ownership. Two barns within this traditional grouping already have the benefit of planning permission for residential use. One has already been converted whilst the other is presently being converted for occupation by the applicants (4/04/2037 and 4/03/0998 refers).

The barns are all traditional in design and construction comprising natural sandstone walls under slate roofs which will all be retained. The design scheme proposed reflects the character of the existing barns, maximising the use of existing openings and limiting the number of new. Two of the units will be situated within the larger 2 storey barn, each comprising 3 bedrooms. The other unit, within the single storey barn, is 2 bedroomed and is attached at right angles to the former. A small scale extension is proposed to this unit at the rear to provide a bedroom/bathroom. All the units benefit from private garden areas.

Vehicular access to the site would be via the main farm access off the St Bees to Whitehaven road to which the Highways Authority raise no objections subject to improvements. Adequate parking is available in the form of a communal car park to the rear.

Policy HSG 17 of the Adopted Copeland Local Plan 2001-2016 is the relevant policy against which this application should be assessed. This presumes in favour of barn conversions in the countryside subject to strict criteria being met.

First and foremost it has to be demonstrated that the subject barns are not viable for alternative commercial/community use(s). In this case the applicants have submitted evidence confirming that the properties have been marketed for commercial use for a period in excess of 6 months with no interest. This indicates that there is little if any demand for commercial premises in such a rural setting. A structural survey submitted with the application confirms that the buildings are in a suitable condition for conversion and it is accepted that the barns are genuinely redundant for agricultural use. The design scheme is sensitive and sympathetic with the traditional character of the barns being retained. The proposed development is also served by a satisfactory means of access with adequate parking provision.

Taking the above into account it is considered that the proposal satisfactorily complies with Policy HSG 17 and as such is recommended favourably.

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Recommendation

Approve (commence within 3 years)

2. Permission shall relate to the amended plans (Drawing Nos 050303-2 Edition A, 030502-2 Edition A, 0503-3 Edition A, and Drawing No 050303-4 showing access improvements) received by the Local Planning Authority on 1 August 2006.
3. No development approved by this permission shall be commenced until a scheme for the disposal of foul drainage to the treatment plant has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.
4. There shall be no interference with the public's right of way along public footpath no. 422009.
5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modifications) no external alterations (including replacement windows and doors) or extensions shall be carried out to the dwellings, nor shall any building, enclosure, domestic fuel container, pool or hardstanding be constructed within the curtilage of the dwelling without the prior written consent of the Local Planning Authority.
6. The roof coverings shall be natural slate.
7. Windows to the barns (including skylights) and doors shall be of timber construction and dark stained.
8. The existing sandstone walls shall be retained and repointed as necessary.

Reasons for the above conditions:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

For the avoidance of doubt.

To prevent pollution of water resources.

In the interests of Highway Safety.

To safeguard the traditional appearance of the barns in the interests of visual amenity.



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Reason for decision:-

An acceptable scheme to convert these traditional barns into 3 dwellings in compliance with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016.

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7 4/06/2382/0

DEMOLITION OF EXISTING FLATS & ERECTION OF 15  
HOUSES  
WYNDHAM COURT, CLEATOR MOOR, CUMBRIA.  
NORTH WEST BRICKLAYING LIMITED

Parish Cleator Moor

- No objections.

Permission is sought to demolish the existing 2 storey former Council flats (sheltered accommodation) which occupy this 0.25 hectares edge of town centre site and redevelop the site to provide 15 terraced dwellings.

The new development will take the form of 3 bedroomed units on 3 floors utilising the roof space by the incorporation of dormers and rooflights. Proposed external finishes include facing brick walls and a tiled roof and upvc doors and windows.

Vehicular access will be two fold; via Back Ennerdale/Aldby Street leading to a central courtyard parking area for 8 cars and Cross North Street to a side parking area accommodating 10 cars. The Highways Authority raises no objection.

In terms of planning policy the site is within the settlement boundary of Cleator Moor which is identified as a key service centre in the adopted Copeland Local Plan 2001-2016. This proposal for housing redevelopment is considered acceptable in accordance with Policy HSG 4. The design of the new dwellings satisfactorily complies with Policy HSG 8 with the amended scheme now submitted satisfactorily achieving the required separation distances. Policy HSG 13 is also relevant. This accepts the loss of dwellings where provision is made for their replacement.

Recommendation

Approve (commence within 3 years)

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2. Permission shall relate solely to the amended plans (Drawing Numbers 06/11/05; 06/11/06; 06/11/01B; 06/11/02A) received by the Local Planning Authority on 28 July 2006 and drawing numbers 06/11/03 and 06/11/04 received by the Local Planning Authority on 30 May 2006.
  3. A sample of the facing brick and roofing tiles to be used shall be submitted to and approved by the Local Planning Authority before development commences.
  4. 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 completed.
  5. The vehicular crossings over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.
  6. The car parking areas and associated accesses and turning areas shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwellings are occupied.
  7. Details of all measures to be taken to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
  8. Full details of the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority before development takes place.
  9. 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.

The reasons for the above conditions are:-

In compliance with Section 51 of the Planning & Compulsory Purchase Act 2004.

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For the avoidance of doubt.

To safeguard the appearance of the development in the interests of amenity.

In the interests of highway safety.

To ensure the implementation of a satisfactory landscaping scheme.

Reason for decision:-

The proposed development represents an acceptable redevelopment scheme for housing on this site, on the edge of the town centre in accordance with Policies HSG 4, HSG 8 and HSG 13 of the adopted Copeland Local Plan 2001-2016.

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8 4/06/2391/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT  
MIDTOWN FARM, HAVERIGG, MILLOM, CUMBRIA.  
TRUSTEES OF H WILLACY EST

Parish                      Millom

- Have objections due to the fact that the proposal conflicts with Policy HSG 3 of the adopted Copeland Local Plan because it is a greenfield site and there is already planning permission for 80 dwellings on a brownfield site within the village.

Outline planning permission is sought for residential development at Midtown Farm, Haverigg with the means of access also to be approved at this stage.

The site is located centrally within the village and is currently part paddock area and part occupied by traditional agricultural buildings.

An illustrative layout showing the new access off the Richmond Gardens estate accompanies the application. No objections have been raised by the Highways Authority, subject to conditions.

Although the site is located within the settlement boundary for Haverigg, the wording of Policy HSG 4 of the adopted Copeland Local Plan 2001-2016 should be noted. It states that housing within the settlement boundaries prescribed by Policy DEV 4 will be permitted if

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the proposals involve existing buildings or previously developed land. This proposal relates to neither.

Policy DEV 4 of the Copeland Local Plan includes the sequential test for the order in which land would preferably be developed within settlements. This is firstly the re-use of buildings worthy of retention followed by the re-use of previously developed land and only then the use of undeveloped land. This application would be in the lowest category, and within the village of Haverigg it should be noted that there is an existing planning permission for 80 houses at Concrete Square, which is previously developed land.

Seven letters of objection have been received from local residents, one of which is from the Ward Councillor and is appended to the report. The concerns of the residents can be summarised as follows:-

1. The number of houses on the site would be too many.
2. The access position would be unsuitable being so close to an existing junction.
3. The development would cause a loss of light and privacy to existing houses.

A copy of the supporting letter from the applicants' agent is also attached to the report.

In summary, it is considered that this application is contrary to Policies DEV 4, HSG 3 and HSG 4 and given the extant planning permission for large scale housing development that already exists within Haverigg it is not considered necessary to grant permission for further housing at this time, especially on undeveloped land.

Recommendation

Refuse

Although situated within the settlement boundaries for Haverigg as prescribed in the adopted Copeland Local Plan 2001-2016 the proposal relates to a greenfield site for which there is no present justification to permit further residential development given the extant planning permission for large scale housing development (approx 80 dwellings) on a nearby site at Concrete Square, Haverigg. The proposal is, therefore, considered to be at variance with Policies DEV 4, HSG 3 and HSG 4 of the adopted Local Plan.

-----

Gillgarth Caton Street Haverigg Millom Cumbria LA18 4HE  
Tel 01229772531

Mr. T Pomfret  
Development Service Manager  
Copeland Borough Council  
Catherine Street  
Whitehaven  
CA28 7SJ



03/07/2006

Dear Mr. Pomfret,

Re; Planning Application 4/06/2391, Residential development & demolition of existing buildings at Midtown Farm, Haverigg.

I have received objections to this proposed development. The main objection is the proposed development of a Greenfield site when there is already planning permission for 80 dwellings on a Brownfield site within the settlement boundary. Haverigg is still a village and residents are concerned about this.

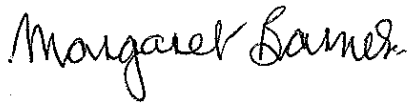
I have read the report from Barden Planning Consultants which refers to Policies HSG4 & DEV4. I refer the Panel to Policy HSG3 which states; The sequential test in Policy Dev 4 will also apply requiring priority for the reuse of existing buildings (not demolition) followed by reuse of previously developed land (not Greenfield) and only then the use of Greenfield sites. Proposals which involve Greenfield sites must be accompanied by survey material which shows that there are no readily available alternative premises or Brownfield sites within the neighbourhood or village (there's 80) which could accommodate the type of development being proposed (in this case domestic dwellings) during the same time-block. In this way most of the windfalls arising (throughout the borough) will be Brownfield.

If the developer has submitted the appropriate survey material then it will show quite clearly that there is outline planning permission for 80 dwellings on the Concrete Square site also within the settlement boundary.

We believe planning permission for 80 dwellings within the same timeframe as this proposed development is enough for the village at this point in time. And we agree that Brownfield sites should be developed before Greenfield sites. Villages do need some green spaces.

If Barden's report is included in the Agenda for the Planning Panel then I request this letter is included also. Millom only has one representative on the Panel, Councillor Mc Phillips, so I think it important that they are aware this objection has come from the Ward Councillor. Thank You.

Yours sincerely



Margaret Barnes

Ward Councillor, Haverigg.

CC Cllr. J Brown, Millom Town Council, Haverigg Ward.

Cllr. F Cairns, Millom Town Council, Haverigg Ward.

# Barden Planning Consultants

CHARTERED TOWN PLANNERS

130 Highgate, Kendal, Cumbria LA9 4HE

Tel: (01539) 724766 Fax: (01539) 740951

1 June 2006

Copeland Borough Council  
The Copeland Centre  
Catherine Street  
WHITEHAVEN  
Cumbria  
CA28 7SJ



For the attention of Simon Blacker, Planning Officer

Dear Mr Blacker

## PROPOSED RESIDENTIAL DEVELOPMENT, MIDTOWN FARM, HAVERIGG

I refer to our meeting some weeks ago and to your recent correspondence with David Barrett, architect, in respect of the above, and I now have pleasure in enclosing an outline planning application for the redevelopment of this former farm for residential purposes.

You will see that the outline application is accompanied by an illustrative layout but I must emphasise that the layout is for illustration purposes only and has been designed to show that the site is perfectly capable of taking nine dwellings as set out in the description on the application form.

Policy HSG4 of your Local Plan, which deals with housing development within settlement boundaries, indicates that housing development in the form of infilling, conversion or rounding off will be permitted subject to the requirements of other plan policies and subject to the priority sequence laid down in Policy DEV4. The second item in the list is the development of previously used land and although the buildings on this site have been agricultural in terms of their use, they are of course now redundant and something of an eyesore, and the land does need to have a future use. Being centrally located within the local centre of Haverigg it is an appropriate site for housing development.

The definition of a small site is one constituting less than 10 dwellings and that same 10 dwelling threshold is embodied in your affordable housing policy and in the policy about open space within residential developments.

On that basis I believe that what is now proposed is entirely in accordance with your policies and that it constitutes a sensible use for this site.

Although, as I have indicated already, the layout is purely illustrative, it does conform to your separation standards and to the car parking standards, with 18 parking spaces or garages provided on the site, notwithstanding my view that given the central location of the site and given central government advice about reducing reliance on the private car, a lesser number would in principle be acceptable.

The existing farmhouse is not included within the application site area but it is the intention that it will be continue to function as a dwellinghouse with its own separate access rather than relying on the access for the new development which comes off Richmond Gardens.

Brian Barden DipTP MRTPI

email: bardenplanning@btconnect.com

I trust that you have all the information you require to be able to determine this application, but if you require anything further from me, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brian Barden', with a long horizontal flourish extending to the right.

Brian Barden

Encs:



MAIN AGENDA

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9 4/06/2400/0

DETACHED DWELLING AND GARAGE  
PLOT 51 (NO.53), MANESTY RISE, LOW MORESBY,  
WHITEHAVEN, CUMBRIA.  
MR P DAVIES

Parish                    Moresby

- The parish council consider that developments at Manesty Rise Low Moresby should now be scrutinised in the most rigorous way and permission only granted if stringent tests have been passed.

The applicants should be aware that the road leading to the proposed site is unadopted and the Highways Authority refuse to place a salt bin on the steep incline. Their neighbours have approached the Parish Council and the Cumbria Highways simply state that they have no responsibility for unadopted highways. The Planning Panel know the problems at Rannerdale/Oak Crescent and yet it would appear that permission to build is still being given when the highway is not up to adoptable standards.

North West Best Practice Design Guide says at page 31 "It is increasingly common for Local Planning Authorities to request a drainage impact assessment to help ensure that the impacts of a proposed development on the catchment site for water are understood and properly managed." The residents at Howgate have suffered flooding recently and the Parish Council has brought to the planning officer's attention problems with the surface water drainage system on Manesty Rise. The Parish Council are not certain whether the surface water system has ever been adopted by United Utilities. (Most recent correspondence letter of 2 June 2005 Pomfret to Fisher TD/DP/P/9/MO).

The Planning Panel are aware that Low Moresby is outside the areas of Copeland where developments are permitted following the adoption of the Local Plan unless there are exceptional circumstances. The developer here has continued to squeeze plots out of the land where planning permission was originally granted many years ago when it is quite apparent that the site is now grossly overdeveloped.

The Parish Council consider that given the problems with the unadopted highway, the problem of the drainage system and because the settlement is outside a development area the application should be dealt with by the Planning Panel and should not be a delegated matter. The Parish Council considers that the reasons set out above are sufficient to permit the Panel to refuse this application.

This application seeks consent for the erection of a detached dwelling and garage on one of the last remaining undeveloped plots on the Manesty Rise estate at Low Moresby.

This four bedroomed, split level house will be externally finished using grey roof tiles, facing brick and timber windows. In order to accommodate the dwelling on site a number of trees are to be removed. Following negotiations between the applicant's agent and the Council's Landscape Officer a suitable tree removal and replanting scheme has been agreed. This can be the subject of a condition attached to any subsequent grant of planning permission.

Letters of objection have been received from two neighbouring property owners situated to the rear of the Manesty Rise estate. Their grounds for objection can be summarised as follows:-

1. Every property built on the estate of late has interfered with the land drainage system.
2. The outlet for water is situated to the rear of Plot 51. After heavy rainfall this water course cannot cope, causing flooding to properties on Common Gate lane.
3. The stream to the side of Plot 51 becomes blocked due to building debris being left behind by builders.
4. If plot 51 were to be filled and levelled it would create a veritable mountain behind the objector's property.

In response to concerns raised I can confirm that following consultation with the Council's Drainage Engineer, no objections have been raised subject to drainage arrangements and the attenuation system being suitably conditioned.

No objections have been raised from the Highways Authority.

In conclusion, the proposal is considered to represent an acceptable form of development on an approved plot on this ongoing residential estate in accordance with Policy HSG 8 of the adopted Copeland Local Plan 2001-2016.

#### Recommendation

Approve (commence within 3 years)

2. Full details of the external finishes shall be submitted to and approved in writing by the Local Planning Authority.
3. Access gates, if provided, shall be hung to open inwards only away from the highway.
4. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied.

MAIN AGENDA

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5. The site shall be drained on a separate system, with only foul drainage connected into the foul sewer.
  6. Before development commences full details of the proposed drainage system and retention pond shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented prior to the dwelling being occupied and shall be maintained operational thereafter.
  7. The proposed tree works shall be carried out in strict accordance with the applicant's agent's letter and plan received by the Local Planning Authority on 17 July 2006 and the Council's Landscape Officer's report dated 17 July 2006.

Reasons for the above conditions:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

To retain control over the appearance of the building in the interests of amenity

In the interests of highway safety

To ensure a satisfactory drainage scheme

To safeguard the amenities of the locality

Reason for decision:-

An acceptable form of development on an approved residential plot in accordance with Policy HSG 8 of the adopted Copeland Local Plan 2001-2016.

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10 4/06/2407/0

PAIR OF SEMI DETACHED HOUSES  
LAND OFF, DEVONSHIRE ROAD, MILLOM, CUMBRIA.  
BRIARWOOD CONSTRUCTION

MAIN AGENDA

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Parish                      Millom

- express concerns regarding access and parking on an already restricted road.

This application seeks consent for a pair of semi-detached houses at Devonshire Road, Millom on land within the settlement boundary and adjacent to existing housing.

However, the site is currently part of a sports field which is identified as a recreation/amenity area in the Copeland Local Plan 2001-2016, Policy SVC 13 of which provides a presumption in favour of the protection of such areas of open spaces. As such, the proposal is contrary to this Policy. A request for supporting information regarding this issue has not been responded to.

An objection has also been received from the Environment Agency as the site is located within a high risk flood zone and the proposal should therefore be accompanied by a flood risk assessment. No such assessment has been provided.

Twelve letters of objection have been received from local residents whose concerns can be summarised as follows:-

1. The new access and increased traffic on Devonshire Road will cause problems for residents.
2. The site is in a flood plain.
3. The ground should remain used as part of the sports facility.
4. The development would set a precedent for building on the rest of the road frontage to the sports field.

In conclusion the proposal is contrary to Policy SVC 13 of the adopted Copeland Local Plan 2001-2016, and is accordingly recommended for refusal.

Recommendation

Refuse

The application site forms part of a larger recreation/amenity area where residential development would be inappropriate and contrary to Policy SVC 13 of the adopted Copeland Local Plan 2001-2016.

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MAIN AGENDA

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11 4/06/2428/0

TWO STOREY OFFICE DEVELOPMENT WITH ASSOCIATED CAR  
PARKING  
PLOT 2B, PLATEAU 2, OFF CROW PARK WAY,  
WESTLAKES SCIENCE & TECHNOLOGY PARK, MOOR ROW,  
CUMBRIA.  
VHE LAND PROJECTS LTD

Parish                      St Bees

- No comments received.

Full planning permission is sought to construct a two storey office building on Plot 2b of plateau 2 as part of the approved phased development of the Westlakes Science and Technology Park to provide 755 square metres gross floorspace.

The proposed development will share the same plateau with the completed Galemire Court and Robinson House buildings. Dedicated parking will be provided comprising 42 spaces. The contemporary design, scale and external finishes are considered compatible with the overall appearance and character of the Science Park, proposed external finishes comprising red-multi facing brickwork and light and dark grey steel cladding panels under a dark grey profiled steel sheeting roof.

The outline planning consent for Westlakes in June 1998 (4/98/0271/001 refers) was subject to a condition stating that

"The development shall not exceed 16000 square metres of mixed employment land use unless and until the highway works shown on Figure 24 of the TIA Report No TC/98/52 Rev 1 relating to the Hensingham roundabout have been completed".

Taking account of previously approved developments approval of this proposal would bring the total approved gross floorspace at Westlakes to 10943 square metres. There remains, therefore, on the Science Park some 5000 square metres of the defined development for which there is no completed or committed floorspace.

In land use terms the proposed development accords with Policies EMP 1 and EMP 2 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

2. Permission in respect of site layout shall relate solely to the amended plan (Drawing No M06127/P0002) received by the Local Planning Authority on 14 July 2006.

MAIN AGENDA

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3. The site shall be drained on a separate system, with foul drainage only connected into the foul sewer.
  4. No development approved by this permission shall be brought into use until a scheme for the provision and implementation of a surface water regulation system has been completed in accordance with the approved plans.

The reasons for the above conditions are:-

In compliance with Section 51 of the Planning & Compulsory Purchase Act 2004.

For the avoidance of doubt.

To ensure a satisfactory drainage scheme.

Reason for decision:-

The design solution is considered compatible with the overall character and appearance of the Westlakes Science Park in accordance with Policies EMP 1, EMP 2 and DEV 7 of the adopted Copeland Local Plan 2001-2016.

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12 4/06/2429/0

ADDITION OF WINDOW INTO GABLE END AND ERECTION OF  
CONSERVATORY ONTO REAR OF PROPERTY  
19, FAIRLADIES, ST BEES, CUMBRIA.  
MRS HARRISON

Parish                      St Bees

- No comments received.

Planning permission is sought to erect a 4.4m x 3.3m conservatory to the rear of this detached property at the Fairladies estate, St Bees. An additional gable end window is also proposed.

Given the difference in topography the proposed conservatory will be raised 1.8m from the garden level in order to be on line with the existing ground floor level of the property.

Two letters of objection have been received from adjoining property owners. The grounds for objection can be summarised as follows:-

MAIN AGENDA  
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1. Due to the elevated position of the conservatory privacy of adjacent houses and gardens would be considerably reduced.
2. If the proposal was granted consent it would set a precedent.
3. The gable end window looks directly into the garden of No 17 which again would be an intrusion of privacy.
4. Works have already commenced on site, with the removal of the original decking area.

In response to concerns raised a letter has been received from the applicant's agent confirming that both side elevations of the conservatory and the gable end window will contain obscure glazing. Furthermore, the opening lights on the side elevation of the conservatory facing No 17 have also been removed and will now be fixed units.

Following consultation on the amended scheme the adjoining owner at No 21 has now rescinded his objections. However, the adjoining owner of No 17 still expresses concerns on the grounds previously stated.

In my opinion this revised scheme which incorporates obscure glazing materially addresses the concerns raised and, as such, the proposal accords with Policy HSG 20 of the adopted Copeland Local Plan 2001-1016.

Recommendation

Approve (commence within 3 years)

2. Notwithstanding the submitted details received by the Local Planning Authority on 14 June 2006 the side elevations of the conservatory and the additional gable end window shall be fitted with obscure glazing as confirmed by the applicant's agent in his letter to the Local Planning Authority dated 24 July 2006 and shall be so maintained thereafter.
3. Notwithstanding the submitted details received by the Local Planning Authority on 14 June 2006 the opening lights in the side elevation of the conservatory facing No 17 Fairladies shall be removed as confirmed by the applicant's agent in his letter to the Local Planning Authority dated 24 July 2006.

The reasons for the above conditions are:-

In compliance with Section 51 of the Planning & Compulsory Purchase Act 2004.

MAIN AGENDA

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For the avoidance of doubt.

Reason for decision:-

Acceptable alteration and extension to this existing property in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

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13 4/06/2447/0

OUTLINE APPLICATION FOR ONE DWELLING  
STEEL GREEN HOUSE, STEEL GREEN, MILLOM, CUMBRIA.  
MRS LINDA CUTHBERT

Parish                      Millom

- Have no objections to the amended proposal for one dwelling only.

This application originally sought outline planning permission for two new bungalows at Steel Green House, Steel Green, Millom.

However, as the site is located outside of either settlement boundary for Millom or Haverigg the applicant was invited to submit any supporting information as the proposal is contrary to Policy HSG 5 of the adopted Copeland Local Plan 2001-2016.

A letter has since been received on behalf of the applicant from a planning consultant, a copy of which is appended to the report. This states that the applicant wishes to amend the proposal to one dwelling only and gives details of a local need case for the applicant's son. The applicant has lived in this location since the age of 6 and her son is the site engineer for the Hodbarrow and Butterflowers caravan sites.

While there is no doubt the applicant's son has ties to these holiday developments it is difficult to see how his housing needs could not be met within the settlements of either Millom or Haverigg, which are both within a mile of the application site. As such, the proposal is recommended for refusal.

Recommendation

Refuse



58

COPELAND BOROUGH COUNCIL  
DEVELOPMENT SERVICES  
18 JUL 2006  
RECEIVED

**MJN ASSOCIATES**  
Red How Lodge  
Lamplugh  
Workington  
Cumbria CA14 4RN  
Tel 01946 861835  
Mobile 07710 227770  
E mail [ricalf@aol.com](mailto:ricalf@aol.com)

Mr. Simon Blacker  
Planning Officer  
Development Control  
Copeland Borough Council  
The Copeland Centre  
Catherine St  
Whitehaven  
Cumbria CA28 7SJ

14 July 2006

Dear Mr. Blacker,

**PROPOSED HOUSING DEVELOPMENT, STEEL GREEN HOUSE, STEEL GREEN, MILLOM. REF.4/06/2447/0.**

I refer to the above application. Please note that I have been instructed by the applicant, Mrs. Cuthbert, to act on her behalf in respect of this application.

I am writing to respond to your letter to her of 29 June 2006.

Firstly I would wish to formally amend the application to one which seeks permission for a single dwelling only.

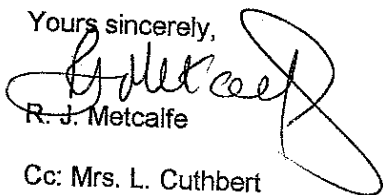
In relation to justification in relation to Policy HSG5 of the Local Plan I would provide the following information.

1. Whilst currently in a tidy condition this site forms part of the old Hodbarrow mine site. Steel Green House was occupied by the Mine Manager and the area in front of it was a lay down area for equipment and supplies. It has been improved by Mrs. Cuthbert but is effectively unused and is not part of the curtilage of the house or used for agriculture.
2. The site is bounded to the south and west by caravans (part of the larger caravan development here). To the east lies Steel Green House and other residential units. The only open aspect is to the north. The site, whilst outside the development limits of Haverigg is essentially an infill site well related to other developments with no significant landscape impacts. In this respect and given the requirements of Policy Dev 4 the site is an appropriate one in the context of sustainability.
3. There is a clear economic and social need for the development. The dwelling will be occupied by Mrs. Cuthbert's son who is the site Engineer for both the Hodbarrow and Butterflowers caravan sites. A letter of support from the site owner, Mr. Stephen Atwood is attached which explains this.
4. In this context a condition restricting occupancy to such association would be acceptable or alternatively a condition restricting occupation to a person with a local association in the Millom and Haverigg area.
5. This would have the effect of securing local housing in perpetuity. Please note that Mr. Cuthbert (the applicant's son and intended resident) was raised at Steel Green from the age of 6.

I have noted that such an approach was agreed on a similar development (outside development limits) for a dwelling at Pica. (ref 4/05/2680) where a Section 106 Agreement was used to secure future residence.

I should be grateful if you would bear these points in mind when reporting on the proposal and if you require any further information please contact me as necessary.

Yours sincerely,



R. J. Metcalfe

Cc: Mrs. L. Cuthbert

RJM/ncm

---

MJN Associates is the trading name for MJN Planning, Development & Management Consultants Ltd.  
Managing Director R.J. Metcalfe – Director and Company Secretary N.C. Metcalfe  
Company registration No. 4722683 VAT registration No. 675 2708 13

# PORT HAVERIGG HOLIDAY VILLAGE

HAVERIGG

MILLOM

CUMBRIA

LA18 4LG

TEL: 01229 772880

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Vat reg no: 442724263

Email: [office@butterflowers.net](mailto:office@butterflowers.net)

[www.butterflowers.net](http://www.butterflowers.net)

12 July 2006

Planning Department  
Copeland Borough Council  
Catherine Street  
Whitehaven  
CA28 7SJ

Dear Sirs,

Ref: Proposed dwelling for Mr M Cuthbert Steel green Millom

I wish to support the above application which would provide accommodation for Mr M Cuthbert. Mr Cuthbert is the head site engineer for both my Butterflowers and Port Haverigg visitor accommodation sites.

Mr Cuthbert is currently residing in unsatisfactory caravan accommodation on Port Haverigg Park on a temporary basis for the last 2 years, and I feel that it is appropriate for him to have more satisfactory and permanent accommodation.

Mr Cuthbert is a local man having originally lived at Steel Green house since the age of 6 with his parents. The proposal would satisfy a housing need within his means as his mother owns the land and provides a solution to our own business needs, requiring 24 hour availability.

Yours sincerely,



S.R.J. Attwood  
Senior Partner

MAIN AGENDA

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The site lies outside any settlement boundaries identified in the adopted Copeland Local Plan 2001-2016 and, as such, there is a strong policy presumption against allowing new residential development unless there is a demonstrable local need. The local need case put forward in support of the application is not considered to outweigh the policy presumption against new housing development in this location as the nearby urban areas of Haverigg and Millom offer a good supply of properties for sale. The proposal, therefore, is deemed to be at variance with Policy HSG 5 of the adopted Copeland Local Plan.

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14 4/06/2451/0

DEMOLITION OF EXISTING STRUCTURES AND  
CONSTRUCTION OF NEW STRUCTURE TO PROVIDE GROUND  
FLOOR OFFICE WITH FLAT ABOVE  
31, MAIN STREET, EGREMONT, CUMBRIA.  
FISTIC LTD

Parish                      Egremont

- No objection but Councillors would hope that when the plans reach construction stage the applicant is informed of the conservation conditions that must be adhered to as this building is in the conservation area in a prime site in the centre of town.

Following extensive fire damage consent is sought for the demolition and reconstruction of this end terraced Main Street property situated within the Egremont Conservation Area. The existing building is incongruous in its setting in terms of its appearance, the wall finish being a dry dash render and the doors and windows being of UPVC construction under a tiled roof.

The new property would be built over the existing building footprint and extend a further 0.1m to the rear and 0.75m in height to be in line with the adjoining roof line.

The single storey detached outbuilding situated to the rear of the property is also to be extended by 0.6m in length and between 0.5m and 1.6m in width so that it adjoins the boundary. An existing right of way to the rear of the property will be maintained with the addition of a translucent sheet roof.

Internally, the main building would provide an office at ground floor level with living accommodation above. The single storey outbuilding would be used as a store.

MAIN AGENDA  
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Proposed external finishes include concrete roof tiles, white smooth rendered walls and white UPVC windows and doors. A replacement shopfront of non-traditional design is also proposed.

No objections have been received from statutory consultees.

Two letters of objection have been received from the owners of neighbouring properties on Main Street, the grounds of which can be summarised as follows:-

1. Increasing the size of the property will make it impossible for wagons to get down the lane. They already cause damage to properties.
2. The new property will decrease the right of way and severely restrict the objector's access.
3. A roof over the passageway would provide a shelter/hang out for kids.
4. As the property is within a Conservation Area it would be inappropriate for it to be higher and wider than the existing property.

Policies TCN 5 and ENV 26 of the adopted Copeland Local Plan 2001-2016 and advice provided in Planning Policy Guidance Note 15 "Planning and the Historic Environment" are considered material to the determination of this application.

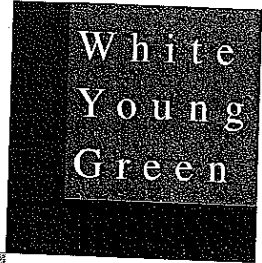
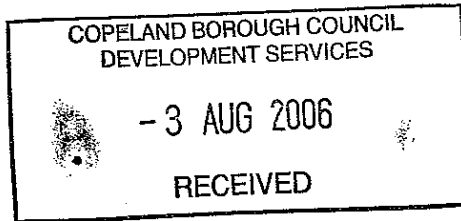
Policy TCN 5 states that:-

"Proposals for retail and service development within Cleator Moor, Egremont and Millom will be permitted subject to the requirements of Policies DEV 5, TCN 10 and other plan policies".

Policy ENV 26 states that:-

"Development within Conservation Areas or that which impact upon the setting of a Conservation Area will only be permitted where it preserves or enhances the character or appearance of the Area and, if appropriate, views in and out of the Area. In particular it should:

1. respect the character of existing architecture and any historical associations by having due regard to positioning and grouping of buildings, form, scale, detailing and use of traditional materials
2. respect existing hard and soft landscape features including open space, trees, walls and surfacing



A29573 (004) 009LC  
SL/AL

1 August 2006

Development Services Manager  
Copeland Borough Council  
Catherine Street  
Whitehaven  
Cumbria  
CA28 7SJ

**Consulting**

- Civil
  - Electrical
  - Environmental
  - Health & Safety
  - Management Services
  - Mechanical
  - Rail
  - Structural
  - Town Planning
  - Transportation
- BY FAX & BY POST**

**FOR THE ATTENTION OF MR T POMFRET**

Dear Mr Pomfret

**PROPOSED DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF NEW STRUCTURES TO PROVIDE GROUND FLOOR OFFICE WITH FLAT ABOVE, 31 MAIN STREET, EGREMONT**

We refer to your letter of 21<sup>st</sup> July 2006 (Ref: TP/SC/4/06/2451/OF1) and following discussion with our client Fistic Ltd, we respond as follows.

**Fenestration-Existing windows are PVCu framed double glazed units**

The fenestration proposals submitted for the front elevation attempt to provide window openings of traditional proportions and to also match the adjacent property for size and positioning on the façade.

The fenestration proposals for the rear of the building attempt to maximise light into the building whilst maintaining a scale comparable with the adjacent property. These cannot be seen from the front of the building.

The fenestration proposals for the side elevation of the building attempt to maximise light into the building; it should be noted that both light and ventilation were very poor before the fire.

The requirement for timber sliding sash windows is puzzling as the proposals attempt to match the adjacent properties. Having reviewed our site notes and photographs of the streetscene in the immediate vicinity there is no evidence of the incorporation of timber sliding sash windows. All windows are PVCu double glazed units.

Continued...

Lakeland Business Park, Lamplugh Road, Cockermouth CA13 0QT, UK

Tel: +44 (0)1900 898 600 Fax: +44 (0)1900 826 324 Email: cumbria@wyg.com Website: www.wyg.com



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White Young Green Consulting Ltd  
Registered in England Number 1959704 Registered Office: Arndale Court, Headingley, Leeds LS6 2UJ, UK  
Offices throughout the UK and overseas

We therefore consider your requirement unreasonable.

### **External Doors**

The proposals to use PVCu external doors is, as the fenestration, to match the external doors utilised on the adjoining properties.

### **Rainwater Goods**

As proposed on drawing A29573 (004) all existing Cast Iron rainwater goods are to be re-used/replaced and painted black. As the building is not listed and the rear of the building cannot be seen from Main Street we would question the requirement for CI rainwater goods to the rear of the building.

### **Roof Covering**

The proposed roof covering has been selected to match the roof finish to the adjoining and adjacent properties. Slate roof finishes have not been provided to the buildings either side of this property and we therefore consider your requirement unreasonable.

### **Shop Front**

The shop front proposal is to replace what is currently in place now but to be positioned at a higher level. If there is opportunity for an improved shopfront perhaps it would be beneficial to discuss the details of what you have in mind.

### **Storage Building at Rear**

The intention for this structure is purely to provide a building for storage at the same level as the ground floor retail area, to replace storage space originally located on the 1<sup>st</sup> floor; and to house a wood chip burning boiler – for which the flue is required - to provide heating and hot water for the whole of the main building (mains gas is not connected).

At present this structure is roofed with a possible ACM containing corrugated cement sheet panels and this structure is not immediately visible from the Main Street. The requirement for a slate pitched roof for this structure is, in our opinion, unreasonable. It is mainly the occupants of the 1<sup>st</sup> floors of the adjoining buildings who will regularly see this roof – and the light-weight green roof proposed will be both more aesthetically pleasing in this respect, as well as being environmentally beneficial.

### **Translucent Roof Sheeting**

This proposal can be removed by condition to the approval.

Continued...

## Generally

Following previous discussions with you on this matter the submitted proposals were made taking your concerns/requirements/advice into consideration.

These included:

- Providing the external walls of the building with a smooth render finish (Colour white)
- Providing features around the the window and door openings. (Colour Black)
- Providing openings to a comparable size and positioning on the façade to the front elevation.
- Omission of a first floor balcony/raised terrace from the proposal.

Although the property is located within the Conservation Area the existing building does not have listed status. It is our opinion that the requirement for our client to expensively produce a building constructed from components commensurate with 19th century materials is unreasonable, when considering the components of the adjoining and immediately adjacent buildings.

It is our opinion that the proposals provide a greatly improved appearance that can be constructed and maintained at less cost using 21st century materials and methods but 'in-keeping' with the current streetscene.

In conclusion, our understanding of a development in this situation is to:

- Maintain the character of the existing streetscene.
- Blend the proposed development in with the character of the adjacent properties.

But not to:

- Reinvent something that wasn't there previously.

Therefore we are of the opinion that some of the points that you have raised are placing unreasonable requirements on our client.

Whilst our client will obviously benefit from the proposed development it is our opinion that the streetscene will be vastly improved should this application be successful.

In consideration of your comments our client wishes the application to proceed to the planning committee along with these representations.

Continued...

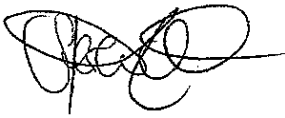


Our client also wishes to express willingness to aid the planning committee in making its decision by:

- Discussing the proposals with the planning department, to attempt to achieve a reasonable and acceptable scheme based upon the current proposals, and
- Facilitating a site visit so that the planning committee can view the 'as existing' property; please contact Ms. F Huggett of Fistic Ltd 01946 821155 to arrange this.

We look forward to hearing from you and thank you for your attention to this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Steven Little', with a stylized flourish extending to the right.

Steven Little BSc. (Hons) MRICS MaPS

**ASSOCIATE**

# COPELAND BOROUGH COUNCIL

The Copeland Centre, Catherine Street, Whitehaven, Cumbria, CA28 7SJ



Town and Country Planning Act 1990.

## NOTICE OF REFUSAL OF CONSENT

4/2006/2451

Fistic Ltd  
31 Main Street  
Egremont  
Cumbria  
CA22 2DR

### CONSTRUCTION OF NEW STRUCTURE TO PROVIDE GROUND FLOOR OFFICE WITH FLAT ABOVE

31 Main Street, Egremont, Cumbria, CA22 2DR  
Fistic Ltd

The above application dated 16 June 2006 has been considered by the Council in pursuance of their powers under the above mentioned Act and has been REFUSED for the following reasons (s):

- 1 By virtue of its design and choice of external materials the proposed building does not respect the character of its Conservation Area setting and, as such, is at variance with Policy ENV 26 of the adopted Copeland Local Plan 2001-2016 and advice provided in Planning Policy Guidance Note 15 "Planning and the Historic Environment".

Please read the accompanying notice

03 August 2006

Development Services Manager

MAIN AGENDA

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- 3. respect traditional street patterns, plot boundaries and frontage widths
- 4. improve the quality of the townscape"

Paragraph 4.7 of PPG 15 states that many Conservation Areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area.

Whilst the proposed site redevelopment is considered acceptable in principle, the overall design and external finishes do not respect the Conservation Area setting.

The applicants have been requested to amend the proposals in terms of external appearance and finishes but have declined, the attached letter from the applicant's agent refers.

Recommendation

Refuse

By virtue of its design and choice of external materials the proposed development does not respect the character and appearance of its wider Conservation Area setting and, as such, is at variance with Policy ENV 26 of the adopted Copeland Local Plan 2001-2016 and advice provided in Planning Policy Guidance Note 15 "Planning and the Historic Environment".

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15 4/06/2455/0

OUTLINE APPLICATION FOR SIX DWELLINGS  
 FIELD BETWEEN, OUTGATE AND AINFIELD HOUSE,  
 CLEATOR, CUMBRIA.  
 MR RAYMOND AGNEW

Parish Cleator Moor

- Members were concerned that the dwellings would be too close together if there were six properties on a 0.2 hectare site.

Outline planning permission is sought for six dwellings on this 0.2 hectare area of field adjacent to The Outgate, Cleator.

The site, which fronts onto Cleator Gate, is situated outside the settlement boundary for Cleator as defined by the adopted Copeland

Ainfield Cycles  
Jactrees Road  
Cleator  
Cumbria  
CA24 3DW

Dear Rachel Carrol

As a whole, we, the Agnew family who recently applied for planning permission neighbouring Cleator village, own forty two acres of connected land from Outgate House, at the bottom of Cleator, up towards Cleator Moor.

The reason for the six dwelling proposal is that the field in question is owned by six family members; therefore for one to apply we all need to apply. Out of the six immediate family members owning the field, two are part owners of Ainfield Cycles, which is a long established family run business serving the local community and further a field for over thirty years. We would like to build in close proximity thus helping us to safeguard the business.

We all have families and would like to live in the village where we were all brought up and are a valued member of the local community. There isn't any housing in the village meeting our needs and so we would value the chance to build our own on our own land. This would bring with it the opportunity to live near our parents who live in Ainfield House, adjacent to the business, as with age they are developing health issues and we wish to keep a watchful eye and be available in an emergency.

If plots were available in the proposed area we would consider building there, but there aren't any at this said time. Also due to the land and building plot prices rising in the past years we probably couldn't afford them, because the prices reflect higher paid salaried work, out pricing the locals who want and need to live in the village.

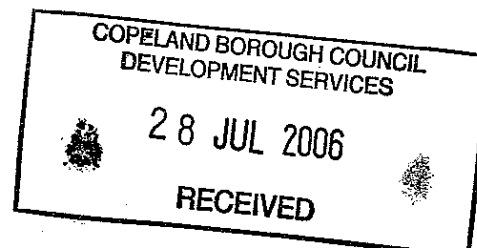
We aren't looking at the proposal to make a profit but with the intention that we live there ourselves, if not now then for our children in the future.

Christopher, one of the two part owners of the cycle business, has deteriorating rheumatoid arthritis and his condition isn't going to improve. He has been advised that a bungalow would benefit him in the future and we feel it would be better, both for him and for us, if he had his own family close to lend a helping hand.

Yours Sincerely



Raymond Agnew  
APPLICANT



MAIN AGENDA

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Local Plan 2001-2016. Policy HSG 5 states that new housing development will not be permitted outside settlement boundaries unless it is to meet exceptional circumstances arising from local social and economic conditions.

The applicant's local need case is annexed to this report.

Two letters of objection have been received from residents of Prospect Row. The grounds for objection can be summarised as follows:-

1. Concerned that if six houses are approved, the site will then become a large estate.
2. Concerned that access to the site is off Jacktrees Road, which is a very busy road.
3. Safety of children will be compromised.
4. Loss of privacy.

In my opinion there is no justification to support this application for residential development in the Countryside.

Recommendation

Refuse

The site is located outside any settlement boundaries identified by the adopted Copeland Local Plan 2001-2016 and in the absence of exceptional circumstances the proposal represents an inappropriate form of residential development in the countryside, contrary to Policy HSG 5 of the Plan.

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16 4/06/2456/0

PROPOSED DEVELOPMENT FOR B1 AND/OR B8 USE  
SITE OF FORMER CHURCH, PRESTON STREET,  
WHITEHAVEN, CUMBRIA.  
MR & MRS HANNAH

MAIN AGENDA

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Parish

Whitehaven

Outline planning permission is sought to redevelop this vacant 0.7 hectares site for B1 (office/light industry) and/or B8 (storage and distribution) uses.

The site was previously occupied by a church building which, since the early 1980's, was used to accommodate a gymnasium. The building, however, was demolished some three years ago following substantial fire damage.

The site is bounded to the south and rear by elevated land comprising the Netto supermarket (formerly Kwik Save) and its associated car park with a veterinary practice immediately to the north. The Focus DIY Superstore is on the opposite side of the road.

An indicative plan accompanying the application shows how a 4 storey pitched roof building containing 6 units might be accommodated on the site. Vehicular access would be provided to the southern end of the site serving a parking area for 12 cars.

The Highway Authority raise the issue that parking provision is less than what is normally required for this type of development. However, it is considered that there is plenty of available parking in the vicinity should the need for overspill arise.

In terms of the adopted Copeland Local Plan 2001-2016 the site is situated on the periphery of the town centre in a predominantly commercial area. In accordance with Policy TCN 3 the proposed uses are considered appropriate and compatible with other non-residential uses in the vicinity.

Recommendation

Approve in Outline

3. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the development is occupied.
4. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
5. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

MAIN AGENDA

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The reasons for the above conditions are:-

In compliance with Section 51 of the Planning & Compulsory Purchase Act 2004.

In the interests of highway safety.

Reason for decision:-

An appropriate scheme to develop this vacant site on the periphery of Whitehaven Town Centre with B1/B8 uses in compliance with Policy TCN 3 of the adopted Copeland Local Plan 2001-2016.

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17 4/06/2458/0

THREE STOREY TOWN HOUSE  
LAND ADJACENT, 30, CROSSFIELD ROAD, CLEATOR MOOR,  
CUMBRIA.  
MR & MRS K DAVISON

Parish Cleator Moor

- No objections.

Outline planning permission for a detached town house on allotment gardens located to the rear of Crossfield Road was refused in April 2004 (4/04/2140/0 refers). The reason for refusal was as follows:-

"The proposal constitutes an undesirable form of backland development resulting in potential overlooking and loss of privacy to the adjacent dwellings and, as such, is contrary to Policy HSG 4 of the adopted Copeland Local Plan 2001 and Policy HSG 4 of the Copeland Local Plan 1st Deposit Version."

In May 2006 an application for the erection of a three storey town house on a garage site fronting Crossfield Road was withdrawn (4/06/2252/0F1 refers).

This resubmission once again seeks consent to erect a three storey, four bedroomed town house on this garage site situated between an end of terrace property and a detached bungalow on Crossfield Road, Cleator Moor.

The town house would be sited 1.0m from the adjacent end terrace property and 2.4m from the boundary with the adjoining property to the north. The property would be in line with the existing terrace

MAIN AGENDA  
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frontage.

Externally, the proposed town house would be finished in smooth, painted render, a slate roof and UPVC sash windows.

Letters of objection has been received from both adjoining property owners. The grounds for objection can be summarised as follows:-

1. This is the second time in two years that planning permission has been applied for on this land. We can see no change in circumstances from the last refusal.
2. Loss of light to gable end terraced properties.
3. Overlooking and loss of privacy.
4. The height and closeness to the bungalow would be claustrophobic and completely block light to their garage, utility room and garden.
5. Although built in line with the existing Victorian terrace, the proposed house would protrude 12 feet in front of the adjoining bungalow.
6. The proposal would lower the value and effect the re-sale of the objector's properties.

In response to concerns raised I would comment as follows:-

- (a) The previous refusal which the objectors make reference to was not on this site but an area of allotments situated to the rear of Crossfield Road. This particular site did not have direct road frontage and constituted backland development.
- (b) Issues relating to property values are not material planning considerations in the determination of an application and should be disregarded.
- (c) No objections have been received from statutory consultees, subject to conditions being attached to any subsequent approval.
- (d) This resubmission seeks to overcome causes for concern by repositioning the dwelling 1.0m away from the boundary with the adjoining end terraced property and by maintaining the front door step within the building line so as not to interfere with the public footway.

In conclusion, this proposal is considered to represent an acceptable residential infill plot situated within the Cleator Moor settlement boundary compliant with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.



MAIN AGENDA

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Recommendation

Approve (commence within 3 years)

2. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied.
3. Access gates, if provided, shall be hung to open inwards only away from the highway.
4. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
5. Before the dwelling is occupied that part of the existing footway crossing not required for the driveway shall be reinstated in accordance with the details which have been submitted to and approved by the Local Planning Authority.

Reasons for the above conditions:-

In the interests of highway safety and environmental management.

Reason for decision:-

An acceptable form of residential infill development in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

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18 4/06/2462/0

EXTENSION & FRONT PORCH  
CRAIGIE LEA, WOODEND, EGREMONT, CUMBRIA.  
MR P & MRS S STEWART

MAIN AGENDA

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Parish

Egremont

- No objections as long as there is neighbour consultation.

Planning permission is sought to construct a single storey wrap-around style extension to the rear and side of this detached bungalow at Woodend, Egremont. A 1.3m x 2.4m porch is also proposed to the front elevation.

The extension, which projects 2.6m from the existing rear elevation and 2.3m from the side would be sited 0.1m from the adjoining boundary to the west. This gap narrows to the rear where the extension would eventually abut the boundary.

Externally, the extension would be finished with grey roof tiles, dry dash render and white upvc windows, all of which match the existing property.

A copy of a letter of objection received from the adjoining property owners is annexed to this report. Any disputes relating to construction and maintenance should be resolved through the Party Wall Act if necessary.

In my opinion the proposed extension represents an acceptable form of development, compliant with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016. The objectors' concerns are not justifiable grounds for refusal and the application is therefore favourably recommended.

Recommendation

Approve (commence within 3 years)

Reason for decision:-

An acceptable domestic extension in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

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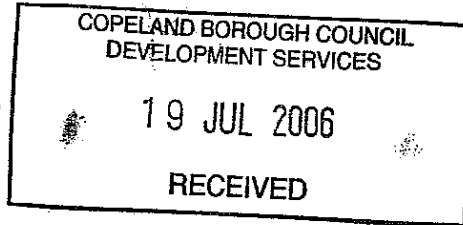
4/06/2462/0

(A)

Lodore,  
Woodend,  
EGREMONT,  
Cumbria  
CA22 2TD

19th July 2006

To Pat Pomfret,  
Assistant Planning Officer,  
Copeland Borough Council,  
Copeland Centre,  
Catherine Street,  
WHITEHAVEN,  
Cumbria.



Re: Extension at Craigie Lea, Woodend, Egremont, Cumbria.

Thank you for your letter inviting our comments on the above proposals. We have inspected the plans and wish to object to the side extension for the following reasons.

The title deeds of our property legally oblige us to keep in good repair and 'maintain hereafter' the south and west facing boundary walls. This we have done for the past twenty-five years. The applicants intend building a cavity wall of approximately 6.2 metres contiguously with our west facing boundary wall. We consider that there is an extremely high risk of this development causing damage to our property. Excavating for cavity wall foundations in this area, to the depth and width which they would require, would inevitably put in jeopardy the existing boundary wall foundations and the structure of the wall itself. Indeed, it may even cause it to collapse. There would be no guarantee that it would remain intact. Any planned development should not impact on our property in this way.

The plan also shows that between the boundary wall and the proposed new structure a gap will be created. This is a narrow gap which gradually tapers away and disappears on contact with the wall. Such a space can only cause problems in the future. It is likely to be a depository for dust, dirt and other such undesirable items. Cleaning out would be most impracticable. Creating such a space stands contrary to the principles of both good hygienic and good building practice.

The upkeep and maintenance of a wall may on occasion need to be tackled from both sides. These proposals would make this impossible to achieve, allowing access from one side only on a permanent basis.

I trust that these objections will be given due consideration when the proposed application is offered for planning consent,

Yours faithfully,

*H. Blash Thompson*  
*D. E. Thompson*

MAIN AGENDA

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19 4/06/2464/0

DWELLING

LAND ADJACENT TO 9, LOW KELLS, WHITEHAVEN,  
CUMBRIA.  
D LOWRY

Parish                    Whitehaven

Planning permission is sought for the erection of a single dwelling on this area of garden land situated adjacent to the applicant's end terrace property at Low Kells, Whitehaven.

The proposed three bedroomed dormer style bungalow with integral garage would be sited 1.9m from the boundary with the existing end terraced property.

The proposed development would have no direct road frontage and would be accessed via an unmade, narrow lane that runs to the rear of the existing Low Kells terrace. An existing detached garage situated at the end of the lane would be demolished to allow access to the site.

Proposed external finishes comprise grey concrete roof tiles, dry dash rendered walls and white upvc doors and windows.

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

1. Access to the dwelling would be via a private, narrow lane which is in an appalling state. The lane would be damaged further by an increase in traffic and the use by heavy vehicles linked to such a development.
2. Damage could be caused to the dwellings that back onto this lane by the increase in traffic and heavy vehicles.
3. There is no pavement and the back yards of existing properties step right out onto the lane. The increase in traffic could be a danger to disabled residents and young children.
4. The access lane needs to be kept clear for emergency vehicles.
5. Utility services are harboured under the lane's surface, they may be interfered with/damaged.
6. Such a development would set a precedent for future sporadic development.

No objections have been received from statutory consultees.

Policy HSG 4 of the adopted Copeland Local Plan 2001-2016 states that:-

MAIN AGENDA

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"Within the defined limits of settlements prescribed by Policy DEV 4 proposals for housing redevelopment involving existing buildings or previously developed land will be permitted in accordance with the provisions of Table HS8 and subject to the requirements of other plan policies."

The site is located at the edge of an existing residential area, within the settlement boundary for Whitehaven as defined by the adopted Copeland Local Plan. However, the site has no direct road frontage, is accessed via a narrow, unmade lane and would result in the loss of parking and amenity space which currently serves the existing end terraced property.

Furthermore, the site is situated adjacent to the former Kells School site which is an allocated housing site and, as such, there is no demonstrable need for further sporadic residential development in this area of Whitehaven.

Recommendation

Refuse

The site is considered unsuitable for residential development due to its location on the edge of this established residential area, with no direct road frontage and substandard access arrangements via an unmade back lane. Furthermore, the proposal would result in the loss of amenity and parking space serving the adjacent property contrary to Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

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20 4/06/2466/0

CONSERVATION AREA CONSENT FOR FULL DEMOLITION OF  
EXISTING STRUCTURE (FIRE DAMAGED)  
31, MAIN STREET, EGREMONT, CUMBRIA.  
FISTIC LTD

Parish                    Egremont

- No objections but Councillors would hope that when the plans reach construction stage the applicant is informed of the conservation conditions that must be adhered to as this building is in the conservation area in a prime site in the centre of town.

Concurrent with a previous application on this agenda for the redevelopment of an end terraced property at 31 Main Street, Egremont (4/06/2451/0F1 refers) this application seeks Conservation Area

MAIN AGENDA

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consent to demolish the existing building.

Following extensive fire damage this vacant building, previously occupied by an insurance company, is in a poor state.

Representations received from local residents in respect of the previous planning application are not against demolition and site redevelopment in principle.

Policy ENV 25 of the adopted Copeland Local Plan 2001-2016 states that the demolition of buildings which make a positive contribution to a Conservation Area will not be permitted unless the Council is satisfied that no viable use can be found following adequate efforts. In all cases where demolition is permitted this will be subject to the carrying out of a redevelopment scheme which enhances the Conservation Area consecutive to the demolition.

Furthermore, national planning policy guidance contained in PPG 15 "Planning and the Historic Environment" states that where a building makes little or no such contribution the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment.

In my opinion the existing building is not considered to make a positive contribution to the Conservation Area. However, whilst the proposed site redevelopment is considered acceptable in principle, the redevelopment scheme put forward is considered unacceptable in terms of design and external materials and, as such, demolition of the existing building would be premature.

Recommendation

Refuse Conservation Area Consent

Demolition of the building would be premature as the concurrent proposal for site redevelopment is considered unacceptable in terms of its design and choice of materials and therefore at variance with Policy ENV 25 of the adopted Copeland Local Plan 2001-2016 and advice provided in Planning Policy Guidance Note 15 "Planning and the Historic Environment".

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MAIN AGENDA

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21 4/06/2470/0

FORMATION OF A CAR PARK  
BIRKETTS FENCING, CHAPEL ROW, ROWRAH, CUMBRIA.  
ALAN B FREEMAN LTD.

Parish Arlecdon and Frizington

- No comments received.

Planning permission is sought for the formation of a 91 space car park in a field situated opposite Birketts Fencing at Rowrah to serve both visitors and staff.

At present only a limited number of car parking spaces are available within the existing Birketts site, three of which will be designated disabled spaces. This has resulted in the majority of visitors parking outside the site, along Chapel Row.

It is worth noting that over recent months the Council have received concerns from local residents regarding the increase in on-street parking, associated with this expanding business use.

A supporting letter from the applicants accompanied the application, a copy of which is annexed to this report.

Policy EMP 4 of the adopted Copeland Local Plan 2001-2016 is the relevant policy against which this application should be considered. The preamble to this states that the Council recognises that existing firms should be allowed to expand or redevelop where such development can be satisfactorily accommodated either within or immediately adjacent to existing site boundaries and is demonstrated to be safe, no threat to public amenity and environmentally acceptable.

As originally submitted the car park access was centrally located. This has since been amended following guidance from the Highways Authority.

In conclusion, the proposed car park is considered to represent an acceptable form of development associated with this existing business and, as such, accords with Policy EMP 4 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plan received by the Local Planning Authority on 27 July 2006.

Mr T Pomfret  
Technical Services Manager  
Copeland Borough Council  
Catherine Street  
Whitehaven  
Cumbria



27 June 2006

Dear Sir

**Reference: Planning Support Application .**

Please find enclosed our planning application and supporting documents for the overspill carpark.

We would like the following information to be available in support of the application.

The business has grown substantially over the last 3 years and we now employ approximately 25 people (which has doubled in the last 2 years)

We have approximately 900 customers per week, 1/3 of which are at the weekend resulting in a parking problem, as we have more staff in covering our busiest time who's cars also have to be accommodated.

Parking has never really been an issue until the last 12 months during which we have expanded our range of products and have become more of a one stop garden shop, and more new customers are hearing about us mainly through word of mouth so therefore visiting, hence, increasing our daily traffic. We also have a large number of regular visitors who visit us each week, due to our ever-changing range and weekly special offers so we are building up a good local following.

We have had one event this year to launch our Jacuzzi Hot Tubs, which was not as successful as it could have been due to the lack of car parking space - Rowrah itself was totally gridlocked customers were parked all down Chapel Row, up Pasture Road and right along Rowrah Road - there was quite a few complaints from local residents as people were parking outside there houses and parking in unsuitable places (eg on the road verge's)



4 / 0 6 / 2 4 7 0 / 0 F 1

We feel that in order to cover our overheads/staff wages etc we have to keep pushing the business forward but at the moment we are getting alot of negative feedback from customers who are not happy with the parking situation, many people come and turn around and leave because they can't get parked in our yard or on Chapel Row.

We feel the business has not yet reached its full potential and anticipate the footfall to increase by 50% in the next 12 months, providing we can offer more car parking spaces. With this growth we would anticipate to employ at least 5 - 10 more people to fulfill all the positions which will hopefully be created by increased turnover/footfall.

Without the parking we feel the business will not move forward and grow in the way it should the outcome of this would result in the business not being able to expand and would prevent the business employing further staff. This would prevent the business holding other seasonal events such as, Halloween, Bonfire Night, Christmas etc

Rowrah is benefiting by having so many visitors, this also helps nearby businesses such as Edgars Garage and The Stork Hotel - and with the new developments at Edgars we are sure that Rowrah will become even more frequently visited.

By having an overspill carpark not only would it create more business; more new jobs; more revenue coming into Rowrah as well as help clear up Chapel Row and make the place look more inviting, it will also please the locals who are not happy with the current parking situation particularly at weekends.

We are a growing business and work very hard to keep the business moving ahead and providing safe jobs for all our employees, we feel that the overspill carpark would make a huge difference all round.

If you require any further information please do not hesitate to contact us.

Yours faithfully



**Juanita Watts**  
Company Director

MAIN AGENDA

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The reasons for the above conditions are:-

In compliance with Section 51 of the Planning & Compulsory Purchase Act 2004.

For the avoidance of doubt.

Reason for decision:-

An acceptable form of development associated with this existing business in accordance with Policy EMP 4 of the adopted Copeland Local Plan 2001-2016.

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22 4/06/2477/0

OUTLINE APPLICATION FOR EIGHT HOUSES AFTER  
DEMOLITION OF FARM BUILDINGS  
SALTHOUSE FARM, MILLOM, CUMBRIA.  
MESSRS WHITAKER SALTHOUSE

Parish                      Millom

- have concerns regarding access onto the main road and the area being a greenfield site.

Outline planning permission is sought for eight houses at Salthouse Farm, Millom, with the means of access only being approved at this stage.

At present the application site is partly a paddock area and part covered by farm buildings which would be demolished.

The application is accompanied by a supporting letter from the applicants' planning consultant together with an illustrative layout plan showing the proposed means of access. The Highways Authority raise no objections, subject to conditions.

It should be noted that two previous applications have been made on the larger area of land on the opposite side of Salthouse Road to this proposal. Both applications were refused as they were received during the adoption stages of the adopted Copeland Local Plan 2001-2016 and this area of housing allocation was removed at the 2nd Deposit Version stage due to, amongst other issues, potential flood risk. This problem does not apply to this current application as it is in a low risk flood zone.

MAIN AGENDA

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The site is within the settlement boundary for Millom as prescribed by Policy DEV 4 of the adopted Copeland Local Plan 2001-2016. However, although the land has been used for farming purposes it must be regarded as a greenfield site under PPG3 definitions.

Under the terms of Policy HSG 4 of the adopted Copeland Local Plan 2001-2016 housing proposals will generally only be permitted when involving existing buildings or previously developed land. However, it should be noted that discussions regarding this proposal took place with the agent under the 2nd Deposit Version of the Local Plan, at which stage housing within settlement boundaries did not have to involve existing buildings or previously developed land. Due to this, and because the proposal does involve land with existing buildings, it is considered that the proposal should be favourably recommended.

Recommendation

Approve in Outline

3. No development shall commence until detailed drawings showing the development and means of access thereto have been submitted to the Local Planning Authority for approval. Any such approved means of access shall be completed in accordance with the approved details before the development is occupied.
4. Footways shall be provided that link continuously and conveniently to the nearest existing footway, full details of which shall be submitted for approval at the detailed design stage.
5. Full details of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.
6. The development shall not commence until visibility splays providing clear visibility of 4.5m x 160m metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the County highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

# Barden Planning Consultants

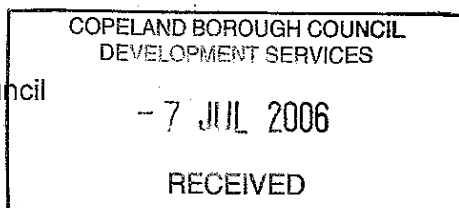
CHARTERED TOWN PLANNERS

130 Highgate, Kendal, Cumbria LA9 4HE

Tel: (01539) 724766 Fax: (01539) 740951

6 July 2006

Copeland Borough Council  
P O Box 19  
The Council Offices  
Catherine Street  
WHITEHAVEN  
Cumbria  
CA28 7NY



For the attention of Simon Blacker

Dear Mr Blacker

## PROPOSED RESIDENTIAL DEVELOPMENT, SALTHOUSE FARM, MILLOM

I refer to discussions we had on site some months ago in respect of the above and I am now enclosing an outline application, supported by an illustrative layout plan, seeking permission for the use of the land for the construction of eight houses.

As you will perhaps recall from the site meeting we held, it is the intention to demolish an existing milking parlour and associated buildings which have little utility for agricultural purposes. The milking parlour needs to be significantly upgraded and that cannot be done within the existing structure. My clients have an approval for a replacement silage building which is associated with the conversion of an existing silage store to cubicle housing. It is the intention that the new milking parlour will be sited in one of the existing modern buildings as part of this overall reorganisation.

Jointly the agricultural improvements that are required are very expensive and my clients quite frankly would find it difficult to finance them without being able to recover some capital by disposal of assets.

The site in question lies within the settlement limit for Millom and is considered to be appropriate in principle for residential development.

When you visited the site, you saw that there were a number of sycamore trees, many of which were in poor and dangerous condition. A survey of those trees revealed that all but three needed to be felled irrespective of whether development took place because of the proximity of the trees to existing buildings and the liability that arose once their poor condition had been identified.

The other three trees are shown to be retained on the layout, with additional planting proposed as appropriate.

We also discussed the suitability of the existing access to the south end of the site and discussions with the highway authority revealed that they were not content to see this used because my clients did not control the visibility splay to the right.

In consequence, the existing main farm access is to be used with a gate fixed at the entrance to the farmyard so that there is a separate residential cul-de-sac, with the agricultural access through the gate.

Brian Barden DipTP MRTPI

email: [bardenplanning@btconnect.com](mailto:bardenplanning@btconnect.com)

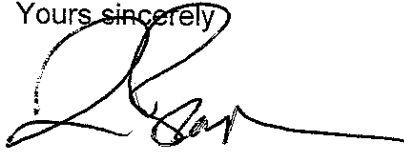
email address: [bpc@ktdbroadband.com](mailto:bpc@ktdbroadband.com)

-2-

As I understand it, the policy in your newly adopted Local Plan allows for development of this nature in this location and I hope that you will be able to approve it.

There was one other issue which you and I discussed, which was that relating to flood risk. An inspection of the Environment Agency website, together with more detailed information that we gathered at the time when my clients were looking to develop the allocated housing site for housing purposes, shows that the land on which the existing farm buildings are located is outside any flood risk area, unlike the land across the road which was potentially subject to alluvial flooding or flooding associated with a breach of the sea wall.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brian Barden', with a long horizontal flourish extending to the right.

Brian Barden

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7. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.
8. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The reasons for the above conditions are:-

In the interests of highway safety.

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination or recording of such remains.

Reason for decision:-

An acceptable residential development site within Millom settlement boundary, in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

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23 4/06/2482/0

CONVERSION OF FORMER SHOP AND OFFICES INTO CIVIL  
WEDDING CEREMONIAL AREA AND RELATED FUNCTION  
SUITE  
THE CLOCKTOWER, MARKET SQUARE, MILLOM, CUMBRIA.  
MR & MRS S FEARON

Parish                      Millom

- No objections.

Planning permission is sought for a change of use from a former shop and offices into a civil wedding ceremonial area and related function suite at the Clocktower building in Market Square, Millom.

This prominent building in the town centre Conservation Area has been vacant for some time. This proposal would see the ground floor used as the ceremonial area with a mezzanine level added as a gallery area, and the upper floor used as a function suite.

A consultation response has been received from Cumbria Highways

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recommending that the proposal be refused on the grounds that the area underneath the clocktower would become closed off and, therefore, the highway would be adversely affected. These comments were forwarded to the applicants who are of the opinion that as the land in question is theirs they should be able to enclose it as part of the building. Following discussion regarding this issue both parties stand by their original opinions.

No other external changes are proposed to the building.

A letter of objection has been received from the owners of an adjoining property and their comments can be summarised as:-

1. The area of pavement under the clocktower would be enclosed.
2. There is a party wall issue between the buildings.
3. The boundary line between the two properties is not correct.

In response to the latter two points I would comment that issues relating to the Party Walls Act and boundaries are not material planning considerations.

With regard to the issue of the highway enclosure, although the proposal is viewed as a commendable use for this vacant property and something the Council would generally wish to support, the objection from the Highways Authority cannot be set aside. Moreover, the enclosure of the highway where it passes beneath the clocktower is considered detrimental to the appearance and character of this prominently located building within the Millom Conservation Area.

Recommendation

Refuse

The proposal includes the enclosure of the highway where it passes beneath the clocktower. This would be detrimental to both highway safety and the appearance and character of this prominently located building within the Millom Conservation Area, at variance with Policies ENV 26 and DEV 7 of the adopted Copeland Local Plan 2001-2016.

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24 4/06/2484/0

DWELLING

ASHERN, NEW HOUSE FARM, CRINGLETHWAITE, EGREMONT,  
CUMBRIA.

MR P R METEER

Parish                    Lowside Quarter

- No comments received.

A proposal to erect a detached dormer style bungalow on this vacant plot at Cringlethwaite. It is proposed to demolish the existing part derelict outbuildings on the site to make way for this dwelling.

Planning permission was previously granted on the same site in 2004 (4/04/2206 refers) for conversion of the outbuildings to provide a 2 bedroomed dwelling. A Section 106 agreement restricting new housing on this and the adjacent area served by the existing unmade access to one was discharged in 2005 (4/05/2264 refers). This in effect permits further development here subject to all normal development control criteria being met.

Vehicular access to the site would be via an unmade private road currently serving 3 dwellings - New House Farm, Ashern and a bungalow, to which the Highway Authority raise no objections.

In terms of accommodation the dwelling would provide an integral garage and 1 bedroom on the ground floor and 2 bedrooms and bathrooms in the roof space. External finishes proposed include buff quoins, dry dashed walls and a concrete tiled roof. An adequate garden and parking area accompanies the proposal.

A letter has been received from the resident of the neighbouring property who expresses concern on the following grounds:-

1. The Section 106 was lifted to enable the previous conversion on this site.
2. It would involve demolition of the existing outbuilding which adjoins their land.
3. Need to ensure adequate retention to stop subsidence and slippage due to the levels involved.

In response, the Section 106 has been lifted which does now permit the consideration of further development on the site. Concerns expressed regarding subsidence are matters to be sorted out between the landowners involved. It is noted there would be an increase in traffic. However, the Highway Authority raise no objection on highway grounds to an additional dwelling being served by this existing access. Maintenance issues relating to the private road are



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matters which need to be resolved legally between all users involved.

From a planning point of view the proposal represents an acceptable form of housing development in accordance with Policy HSG 4 of the Adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

2. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.
3. The access drive and parking area serving the dwelling shall be surfaced in a bituminous or otherwise bound material. This shall be undertaken and completed before the dwelling is occupied.

The reasons for the above conditions are:-

To ensure a satisfactory drainage scheme.

In the interests of highway safety.

Reason for Decision:-

An acceptable form of new housing development within the Egremont settlement boundary in accordance with Policy HSG 4 of the Adopted Copeland Local Plan 2001-2016.

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25 4/06/2501/0

HOUSE  
GARDEN OF, STONEFELL GATE, DISTINGTON, CUMBRIA.  
MR J B TAYLOR

Parish                      Distington

- No comments received.

Outline planning permission is sought for a single dwelling within the garden area of this detached property at Swallow Hill, Distington. Part of the site is currently occupied by a garage.

The site, which fronts onto the C4004 road between Distington and Moresby Parks, is situated outside any settlement boundary defined by the adopted Copeland Local Plan 2001-2016. Policy HSG 5 states that new housing development will not be permitted outside settlement

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boundaries unless it is to meet exceptional circumstances arising from local social and economic conditions. No local need case has been submitted in respect of the application.

Four letters of objection and accompanying press cuttings have been received from neighbouring residents. The grounds for objection can be summarised as follows:-

1. Access would be onto this main road with a 60mph speed limit and would result in cars emerging onto the highway facing high speed oncoming traffic.
2. Access would be on a blind bend with poor visibility.
3. There have already been a number of accidents over the past 12 months, as highlighted by the 5 press cuttings and the existing property already has a crash barrier which reflects the hazardous nature of the road.
4. The proposal would have a visual impact, jeopardising the outlook from neighbouring properties and would spoil the harmony of the area.
5. The property would be sited on an elevated position and would result in overlooking, loss of privacy and loss of light, detrimental to the objectors' quality of life.
6. The plan does not show all the buildings in this area or the exact location of the proposed dwelling.
7. The proposed plot is a very narrow strip of land and it is unlikely a dwelling of decent size could be built on it.
8. Would impact on property values.

Issues relating to loss of view and property values are not material planning considerations in the determination of an application and should therefore be disregarded.

In my opinion there is no justification to support this application for further residential development in the Countryside.

Recommendation

Refuse

The site is located outside any settlement boundaries identified by the adopted Copeland Local Plan 2001-2016 and in the absence of exceptional circumstances the proposal represents inappropriate additional residential development in the Countryside contrary to Policy HSG 5 of the Plan.

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251A 4/06/2459/0

ERECTION OF KENNEL BUILDINGS, PROVISION OF  
TEMPORARY MOBILE HOME AND INSTALLATION OF SEPTIC  
TANK SYSTEM  
PART FIELD 6238, LOWCA, WHITEHAVEN, CUMBRIA.  
MR P EDMONDSON

Parish                      Distington

- No comments received.

Permission is sought to establish a specialist kennel business for racing greyhounds on an isolated 3 ha rural site to the south of Blackettholme Gate Farm at Lowca.

The prime purpose of the business would be to board injured and recuperating greyhounds; retired greyhounds; provision of stud facilities and rearing of puppies prior to training for racing for which there is an identified national market.

In terms of physical development on the site is is proposed to erect a purpose built kennel block, measuring 18m in width by 12m in length by 3m in height which would accommodate 32 kennel bays. The building itself would be constructed of wet dashed blockwork walls under a green fibre cement roof. Drainage would be via the installation of a septic tank system. In addition to the kennel building the siting of a temporary mobile home is sought to provide the necessary care for the greyhounds as needs arise.

Vehicular access would be via the back road between the A595 and Lowca onto a parking and turning area accommodating 2 cars to which the Highways Authority raise no objections.

The attached supporting statement explains the case in full and provides the relevant background to the application.

One letter of objection has been received from the resident of a farm some 877m (0.87 km) distant from the site. Concern is expressed solely on the grounds of the increase in volume of traffic and associated noise from cars using the back road which the site has access from. It would increase the risk for backpackers, horse riders and neighbours and, as such, infringe on her human rights.

In response it should be noted that the Highways Authority raise no objections from a highway safety point of view. Whilst there is likely to be some impact from the new use it is unlikely to be so significant in terms of noise and disturbance to this resident to warrant refusal of the planning application.

Policies HSG 5 and HSG 6 are the relevant policies in the adopted

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Copeland Local Plan 2001-2016 against which this application should be assessed.

These allow the setting up of new rural businesses in the countryside with a temporary residential element where it can be demonstrated that exceptional circumstances apply. Given the nature of the proposed business this isolated countryside location is considered suitable. It is well sited away from residential properties and is unlikely to cause any disturbance. This is endorsed by the Council's Environmental Health Officer who raises no objections on noise grounds. In his opinion the buildings are sufficiently isolated. The associated buildings would also be naturally well screened from the road and adjacent surroundings. In my opinion the case put forward by the applicant is one that is worthy of support, subject to the permission for this specialist business use being restricted to the applicant.

Recommendation

Approve (commence within 3 years)

2. Permission for the mobile home shall expire on 31 August 2009. At or before the expiration of this period the mobile home shall be removed from the site and the ground reinstated to its former condition unless the prior written approval of the Local Planning Authority has been obtained for its continued siting.
3. The mobile home shall be occupied solely in association with the specialist kennel business on site and shall not be sold or let separately.
4. This permission shall inure for the benefit of Mr P Edmondson and his family/dependants only.
5. The use of the premises hereby permitted shall be restricted to that of specialist kennels for racing greyhounds only and not general dog breeding or boarding kennels.
6. None of the buildings/mobile home shall be occupied until the foul and surface water drainage works have been completed in accordance with the submitted plan.
7. Access gates, if provided, shall be erected to open inwards only away from the highway, be recessed no less than 4.5m as measured from the carriageway edge of the adjacent highway and shall incorporate 45 degree splays to each side.
8. The whole of the access area, bounded by the carriageway edge, entrance gates and the splays, shall be constructed and drained to the satisfaction of the Local Planning Authority.

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9. The site shall not become operational until the access, parking and turning requirements have been constructed in accordance with the approved plan.
  10. The access road shall be surfaced in bituminous or cement bound material, or otherwise bound, so as to prevent loose material being carried onto the highway, which could lead to damage to the highway, nuisance or danger to highway users.
  11. Details of all measures to be taken to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to the development being completed and shall be maintained operational thereafter

Reason for the above conditions:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

The Local Planning Authority wish to be able to review the matter at the end of the limited period stated.

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

Permission has been granted as an exception to established planning policies in recognition of the special needs of the applicant.

The introduction of other uses in the same class are likely to be detrimental to the amenity of the area.

To ensure a satisfactory drainage scheme.

In the interests of highway safety.

Reason for decision:-

The proposed specialist kennel business and the siting of a mobile home is considered acceptable in this well screened rural location and in recognition of the special needs of the applicant in accordance with Policies HSG 5 and HSG 6 of the adopted Copeland Local Plan 2001-2016.

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BUSINESS PLAN FOR PAUL EDMONDSON

Some hand changes  
added to update.

UTOPIA SERVICES CUMBRIA LTD

Ph .

Trading as UTOPIA KENNELS and UTOPIA ENGINEERING SERVICES

**Introduction**

I am a qualified welding engineer and have worked for Corus in a number of capacities for 25 years. I currently work for Corus Rail although I will be redundant when the rail-making facility is relocated to Scunthorpe in July 2006.

Nov

I am an International welding technologist, a technical member of the Welding Institute, and a member of the Welding and Joining Society.

I have also cared for greyhounds as a hobby for about 25 years.

This background enables two business opportunities that I will pursue and which I describe in my Business Plan below.

**The Opportunities**

Utopia Engineering Services

Corus Process Engineering has employed the services of a full-time welding engineer for over 30 years. The latest post-holder has recently resigned and left the company. As I had previously held the position myself, CPE have asked me to work 15 hours per week for them as a professional welding engineer. They have assured me that whilst I can provide them with this service, they will not seek to fill the position.

I am willing to do this, as it enables me to keep all my qualifications up to date and to keep myself up to date with technological advances. It also guarantees me stable employment whilst establishing Utopia Kennels.

The engineering work should provide me with approx <sup>240</sup>£450 per week for <sup>8</sup>15 hours work. The outlay for this is minimal, it consisting of the costs of running a van, I.T. equipment, telephones, professional fees and indemnity insurance charges all of which will cost me no more than <sup>40</sup>£100 per week.

It is not however my intention to grow this facet of the business at the present time as my main objective initially is to develop the business of Utopia Kennels.

Utopia Kennels

For 25 years the care of greyhounds has been my hobby and passion. From teens to late thirties I have been actively involved in greyhound racing and caring for and training my own dogs. In more recent years I have met with much success concentrated on breeding pups, rearing pups, rehabilitating and resting of injured greyhounds and caring of retired greyhounds. *See press cuttings in appendix*

The scope to do this on a commercial basis has grown massively over the recent years due to the demise of the unlicensed (flapping) tracks where owners cared for and trained their own dogs at home. Now owners have their greyhounds trained by professional trainers and racing activity is now on NGRC (National Greyhound Racing Club) licensed greyhound tracks.

This move towards "armchair" owners has created a void in the market in that no infrastructure is in place to service the needs of these greyhounds when they are being reared, rested or retired, in many cases relying on charities to fill this need. I believe the higher moral stance many owners would aspire to achieve is blighted by the prohibitive cost of providing for this.

By setting up this business in a low cost area such as West Cumbria, and planning the facility from scratch so it will be a dedicated and easily run facility, I believe that I can make these higher aspirations of care affordable for the owner. I believe I can develop this into a sustainable business increasing capacity and occupancy levels steadily year on year. The long-term objective is to create 'a utopia' where the greyhounds are well cared for while providing a satisfying and rewarding employment for a small number of carefully chosen individuals.

### **There are three main types of customer:**

- 1) Individual owners who may only own one greyhound which is trained by a professional trainer and such as individuals who own several animals and keep some at home.
- 2) Syndicates of friends or business partners etc. who may collectively own one or a number of greyhounds. These customers are even more likely to have their dog or dogs cared for by a professional trainer.
- 3) Professional Trainers who will have a number of dogs (some into the hundreds) for a collection of individual owners and syndicates.

The main market opportunities are basically in rearing, resting, recuperating and retirement care.

Particular activities include:

- 1) Caring for greyhounds that have retired.
- 2) Caring for greyhounds that are resting or recuperating (possibly after injury) prior to resuming their racing careers.
- 3) Caring for bitch greyhounds that are ineligible to race due to the seasonal break.
- 4) Caring for young greyhounds that have not reached racing age.
- 5) Caring for bitches in whelp, and offering assistance in whelping and early rearing.
- 6) Breeding and sale of pups. There is little profit in the sale of pups but major potential for rearing and selling-on.
- 7) Caring for and offering the services of stud dogs.

### **Why will this succeed?**

- 1) A dog that is racing will cost the owner approx £7 per day to have it trained. This cost is offset because once racing the dog will be awarded appearance money, usually about £22 per run, and could win an average prize money of approx £120 per run. Whilst greyhounds are racing well the circle of owners, syndicates and trainers are content. However when this income stream breaks down i.e. most likely for one of the reasons mentioned above, the greyhound becomes unable to race.
- 2) As a consequence, the trainer is unable to supply to the track the requested number of runners. His normal response is to try and bring fresh greyhounds into the kennel, but quite

- often, kennelling limitations and staffing arrangements etc will not allow this as most try to operate a full kennel at all times.
- 3) He is therefore forced to try and bill the owners the same £7 per day, so he has no loss of earnings.
  - 4) The benefit for the trainer is that I will offer a service of collection, caring for and return of the greyhound at the appropriate time. The cost of me caring for it (approx £2.50 per day) will be a fraction of his normal charge to the customer thus allowing the trainer to make maximum use of his own kennel space and staff.
  - 5) If required I will deal with the trainer direct such that he can pay me my fee and pass on a surcharge to his customers such that not only will he free up his kennel he will profit on the greyhound care that he has subcontracted to me.
  - 6) The owners and syndicates are equally happy with the arrangement when the £7 per day is being met by the dogs (earnings), but not so happy when the dog cannot race and they have to fund the bill themselves. Most are unable to take their dogs home to "rest" so again I will collect and care for them at approx 1/3 of the price they would otherwise have to find.

Lots of owners would like a litter from their best bitch, or would like to buy a pup to try to rear to a champion or morally just like to ensure that their treasured racer is cared for properly in its retirement. The restraints of living in a city, or simply not being able to be home every night renders their aspiration unachievable. Utopia Kennels will satisfy that need.

### The Competition

There is no competition in Cumbria offering the same service as Utopia, so. In fact, no one is offering the same service in the Midlands, the North of England (including Cumbria) nor Scotland. The fees charged are therefore new money to the area and there is no displacement effect.

The only direct competition, although they do not compete for all the services I will offer, are based in and around the M25 region. The biggest players are Avago greyhounds (in Maidstone, Kent), Silver Spring kennels and Burnt Oak kennels (by Heathrow airport). Their main competitive advantage is their closeness to the main tracks such as Walthamstow, Wimbledon, Catford, Romford etc. Their location is also their weakness.

This is because property and land prices around the M25 region are very high and therefore the cost of living is much higher. Eventually this cost has to be passed on to the owners and trainers. My research revealed a lowest price of £4.50 per day resting or retirement fee. This compares with my proposed fee of around £2.50.

I am not suggesting that cheapest is best but owners who are not worried about the cost will not move their dogs from their established trainer and will continue to pay the £7 or £8 per day even when their dogs are injured and cannot race.

The owners and trainers that would look to move their non-racers are the ones that are seeking a bit more value for their money and for whom the lower charge-rate becomes a major inducement to use my service.

I will be able to offer a directly comparable service and I overcome the barrier of distance from the market by providing my own collection and delivery service. Indeed the "remoteness" of Cumbria will be attractive to owners in that the that their dogs have gone to rest in the tranquil spacious Lake District rather than for example in a restricted urban metropolis in an old hanger behind Heathrow airport!



## Market Research

I have undertaken a number of types of market research, the first being an assessment of the competition, the services offered, charging rates, and an insight into what their customers thought of the service and the quality of service they received from them. This is mostly addressed in the competition section.

I then carried out research into the types of service that it would best to offer (addressed in market and customers section).

Finally I approached some potential customers to explain the service I would be offering and establish how easy it would be for me to win business. I approached several potential customers with varying sizes of kennels and a variety of locations.

I should mention that I already own a small private kennel and am able to keep up to about 10 dogs at any one time. The following illustration shows why I am confident that I can attract business.

Current champion trainer Mark Wallis, who has racers attached to the Walthamstow track was prepared to give me a trial. Two of his owners, who trade as Bell International, placed a dog with me called Bell Legend. This animal had suffered a probable career-ending hock injury and it was deemed he would not be able to resume his career. I explained to them that for me this was market research and as such charging them would be a problem. They agreed that this dog, which had shown the potential to be a champion, was finished as a racer so they had nothing to lose. They agreed that should his racing career be re-established they would grant me a 1/3 share in him. I cared for him from Oct 2004 to summer 2005 after which he resumed his racing career. In October 2005 he won the Sheffield Steel City Cup, a Category One event worth £5000 to the winner. Press cuttings and references are available to certify this. The animal is quoted at 50/1 for next year's Derby which has a prize of £100,000 to the winner. Following this publicity I have been inundated with people asking me to care for their dogs.

I carried out my research with a number of other trainers and private owners, examples being Joyce Melbourne (Nottingham), Elaine Parker (Sheffield), Daryl Porter (Swindon), Grant Gillet (Milton Keynes), Sally Clark (Sittingbourne).

In every case except one I was asked to take resting dogs for them. In the one exception Joyce Melbourne explained that she utilised the services of a local man who cared for her 'resters' on his allotment.

She explained that he had no facilities to rear pups and that she would be interested in this service as she currently sends dogs to Ireland for rearing.

I have withdrawn from any further market research of this nature until I am ready to set up the new business as it may give ideas to the competition or encourage others to provide a similar service.

## Advertising and Promotion

### **Attracting new Business**

I know who the customers are, where they are and what they want. I will promote to the trainers the add-on value of sub-contracting to Utopia. We will advertise to the owners the higher moral stance attained by retiring your dogs with Utopia. We will advertise to potential owners the opportunities of success by rearing at Utopia.

## Establishing Name

I will aim to establish Utopia as the automatic choice and benchmark against which all others will be measured.

## Repeat Custom

I will offer a range of benefits to existing customers: such as multiple discounts, hassle free service, collection and delivery services, regular update of progress via photographs and videos

## Advertising and Promotion

I will use the following advertising media:

Greyhound magazine – classified and articles  
Greyhound internet website and use of links  
Poster advertising at tracks and race sponsorship  
Distribution to trainers advertising leaflets and laminated business cards with useful numbers for trainers on reverse side so they will be kept for reference.

My Predicted set up costs are set out in the following table:

	Cost £
<b>Utopia Kennels</b>	
Land at Lowca –I will buy this personally, not through the company.	18,500
<del>3x</del> Kennel block	18,000
Provisional sum for utilities and ‘Turn-out’ pens	5,000
Stud Dogs and Brood Bitches (already acquired)	12,000
Equipment i.e. scales etc	2,000
Van and transport cages (already acquired)	4,000
Solicitors fees	300
Accountants Fees Company set up costs.	500
Third part liability insurance.	350
<b>Utopia Engineering Services</b>	
Van (utilise same van)	
Computer equipment	750
Professional Indemnity insurance	800

## Premises

I currently operate my greyhound care hobby from but this is not of a size and environment that I need to grow a sustainable business.

I have identified land at Lowca near Whitehaven, and received positive support from the planning department at Copeland Borough Council.

The land consists of 6 acres and is adjacent to Blackethholme Gate Farm. I have agreed a price of £17,990 with the vendor and legal activity (cost c £500) has commenced on this.

The project cost also includes 3 pre-fabricated building unit and I hope to acquire the first of when I completed the purchase of the land. I have obtained two sets of estimates and the one I have selected will cost £4761 per unit. However I also need to prepare the concrete base for this and I have budgeted a total of £6,000 each for each of the three units.

I have also budgeted £5,000 for utilities (water and power) and fencing.

## Financial Forecasts

The attached financial forecasts include figures for the kennel services and for engineering services to be provided as part of the contract with Corus Process Engineering. The latter is essential during the first two years trading of Utopia Kennels while Paul gradually builds up the business.

The following table is extracted from the financial forecasts.

	<b>SUMMARY PROFIT FORECAST</b>		
	<b>2006-7</b>	<b>2007-8</b>	<b>2008-9</b>
<b>Sales</b>			
Income from Kennels	25560	45270	55320
Add: Grants	6000	0	0
	<b>31560</b>	<b>45270</b>	<b>55320</b>
<b>Deduct</b>			
General Overheads	19875	29227	31747
Depreciation	2638	2688	2688
Financing Costs	205	0	0
<b>total costs</b>	<b>22718</b>	<b>31915</b>	<b>34435</b>
Contribution from Kennels	8842	13355	20885
Add:			
Contribution from Engineering Services	23400	23400	23400
Director's salary & NI	-19620	-19620	-19620
<b>NET PROFIT</b>	<b>12622</b>	<b>17135</b>	<b>24665</b>

Year 1 is the Year to 30 August 2007 and the pre-start-up costs shown in the cash flow include £18500 for land for the new kennels. The buildings to house the kennels will be acquired in July/August when Paul's redundancy monies become available.

The occupancy numbers start at 10 animals in October rising to 52 at the end of the financial year.

A salary of £1500 per month will be drawn by Paul at that point.

Year 2 predicts a net profit for the Kennels of about £13k which when added to the income on engineering services of £23k per year gives a sound net profit overall of £38k before director's salary & NI of £19620p.a.. It assumes that occupancy of the Kennels will rise from 40 animals to 52 animals.

In year 3 the net profit for the Kennels is predicted to rise to a sustainable £24k per year. These figures allow for casual wages of about £75 per week. This assumes occupancy of 52 animals rising to a peak of 60 animals.

It should be noted that the capacity of the Kennels is nearer 80 animals.

At full capacity the additional net profit would be sales income of 20 x £900p.a. per animal less food costs of £180 per animal per year which works out at £14,400 per year.

It should also be noted that the sales forecasts include only minimal income from Stud Fees (6 per year) and from sale of pups (also 6 per year).

### **Funding**

I have spent £12,000 on purchasing stud greyhounds for rearing pups and will introduce this into the business as share capital. I aim to buy the land personally by means of a personal mortgage that I have arranged and I will rent it to the company at a rental that covers my additional mortgage repayments. I also intend to commit most of my redundancy monies £25,000 by way of a Director's Loan.

This leaves me with a shortfall of just over £4,000 therefore I am seeking a grant of £5000 to cover the shortfall and a little margin of error in case costs turn out higher than I anticipate. I shall apply for grant to the Community Response Fund that has been identified as a source of assistance by West Cumbria Development Agency.

I also wish to move on the buying the buildings and installing services as soon as possible on securing the land. To enable me to do this I will apply for a bridging loan from UK Steel Enterprise. The pre start-up section in the cash flow shows that after receipt of the £5,000 grant from The Community Response Fund I need a bridging loan of £14,000 (say) £15000 for a maximum period of 6 months.

### **Conclusion**

The above plan and forecasts demonstrate that a sustainable stand alone Greyhound Care Kennel business can be created within 2 to 3 years.

Business Plan produced by Paul Edmondson  
With assistance from West Cumbria Development Agency  
Date issued 7 March 2006

CUMBRIA COUNTY COUNCIL  
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26 4/06/9012/0

REVIEW SUBMISSION IN PURSUANCE OF SECTION 96 OF  
AND SCHEDULE 14 TO THE ENVIRONMENT ACT 1995 -  
FIRST PERIODIC REVIEW

ESKETT & ROWRAH QUARRIES, WINDER, FRIZINGTON,  
CUMBRIA.

AGGREGATE INDUSTRIES UK LIMITED

Parish Lamplugh

Many old planning applications for quarries have dated and inadequate planning conditions which apply. This was recognised in the Environment Act 1995 which allowed the Mineral Authorities (in this case the County Council) to review existing planning conditions. Cumbria County Council has requested that planning permissions ref 4/89/0871, dated 11 June 1990 for limestone extraction at Eskett and Rowrah Quarries, Winder, Frizington (the existing permissions) should be reviewed, and an application made for the determination of updated conditions to satisfactorily regulate the completion of mineral extraction on the site and to secure a programme of restoration and aftercare. This Council has been consulted by the County Council on this proposal. Nearby residents have also been consulted individually by the County.

The quarry operators have submitted copies of the existing planning permissions and a schedule of the proposed updated conditions together with an environmental monitoring scheme. The submission is accompanied by an Environmental Impact Assessment, covering future workings, their restoration, aftercare and after use.

The modifications to the permitted scheme include:

The removal of the fine powder silos  
The omission of Mound C1 being substituted by a small scale shallower mound alongside the conveyor corridor  
The omission of Mound E so preserving the Rowrah Hall County Wildlife site, the mound materials being placed within the Rowrah void.

Additional planting will be undertaken in the vicinity in "greening" works exercise.

At Eskett the following individual modifications are proposed:

- Amendment to the west face for ground stability purposes
- The placement of material arising against the northern and southern faces in the form of buttresses
- The provision of an appropriate shoreline design
- In relation to the existing fines stockpile its reduction in height, its regrading and profiling followed by hydroseeding. The surplus material arising will be used in the completion of Mound A
- Substantial planting along the eastern boundary

CUMBRIA COUNTY COUNCIL

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- Temporary "greening works" in order to minimise the areas of bare disturbed ground

The conveyor corridor linking Eskett with Rowrah is proposed as a two stage process:

- In order to proceed with the initial mineral extraction in Phase 3 (Rowrah) the installation of the mobile crushing unit and partial re-routing of the conveyor as shown on Drawing No E19/07A
- Following completion of the initial Phase 3 working, to establish the conveyor and crushing system as presently permitted in order to complete extraction of remainder Phases 3, 4 and 5 at Rowrah as shown on Drawing No E19/07

It is considered that these proposals provided beneficial opportunities in respect of the local environment, restoration and after use and fully reflect current Mineral Planning Guidance and Development Plan Policies for the area.

The Existing Conditions relating to Planning Permission 4/89/0871 (Appendix 1); the Existing Conditions relating to Planning Permission 4/95/9014 (Appendix 2); the Proposed Conditions (Appendix 3) and the Proposed Environmental Monitoring Scheme (Appendix 4) are all available for inspection in the Development Control Office.

Recommendation

That Copeland Council raise no objection to the Proposed Conditions and Environmental Monitoring Scheme.

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COPELAND BOROUGH COUNCIL  
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27 4/06/2515/0

NEW PAINTING STORE  
THE BEACON, WEST STRAND, WHITEHAVEN, CUMBRIA.  
COPELAND BOROUGH COUNCIL

Parish                      Whitehaven

Full planning permission is sought to construct a two storey extension to the rear of the Beacon Heritage Centre at West Strand to accommodate the storage of paintings.

The extension would be inconspicuously sited on the rising ground immediately to the rear of the building to which it will be linked at second and third floor levels, external cladding materials being to match the existing.

The extension will provide an additional 75 square metres floorspace, primarily for the secure storage of the Council's collection of paintings.

In terms of planning policy the proposed development is considered to accord with Policies TSM 1 and ENV 26 of the adopted Copeland Local Plan which respectively relate to improved facilities at tourism attractions and development within Conservation Areas.

The application is presently subject to statutory consultation and notification procedures but no representations have so far been received.

Recommendation

That subject to no adverse representations being received the application be recommended for approval to Full Council under Regulation 3 of the Town and Country Planning General Regulations 1992.

Reason for decision:-

An acceptable extension to the rear of this harbourside Heritage Centre within the Whitehaven Conservation Area in accordance with Policies ENV 26 and TSM 1 of the adopted Copeland Local Plan 2001-2016.

COPELAND BOROUGH COUNCIL

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28 4/06/2521/0

ALTERATIONS TO PART GROUND FLOOR AND CONSTRUCTION OF CONSERVATORY TO FORM CAFE THE BEACON, WEST STRAND, WHITEHAVEN, CUMBRIA. COPELAND BOROUGH COUNCIL

Parish Whitehaven

On 30 April 2001 planning permission was granted for alterations to this Council owned and operated Heritage Centre at West Strand together with the construction of a conservatory at ground floor level, beneath the ramped access, to provide a cafe (4/01/0140 refers). This permission lapsed on 30 April 2006 and its renewal is now sought.

The external materials will match the existing building, the framework for the proposed conservatory and all new windows being of powder coated aluminium construction to match the existing windows.

The cafe use and associated servery and food/drink storage areas at existing ground floor level will provide a valuable additional facility for visitors to the Heritage Centre, providing a total of 73 covers. This fully accords with Policy TSM 1 of the adopted Copeland Local Plan which states that:

"Existing tourist attractions will be protected and promoted and development which contributes to their fuller interpretation, appearance or means of enjoyment will be permitted provided that it does not conflict with the principles of sustainable development set out in other plan policies."

The proposal also accords with Policy ENV 26 of the Plan which states that development within Conservation Areas or that which impacts upon the setting of a Conservation Area will only be permitted where it preserves or enhances the character or appearance of the Area.

The application is presently subject to statutory consultation and notification procedures but no representations have so far been received.

Recommendation

That subject to no adverse representations being received the application be recommended for approval to Full Council under Regulation 3 of the Town and Country Planning General Regulations 1992.



COPELAND BOROUGH COUNCIL

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Reason for decision:-

Acceptable alterations and extension of this harbourside Heritage Centre within the Whitehaven Conservation Area to facilitate the incorporation of a cafe in accordance with Policies ENV 26 and TSM 1 of the adopted Copeland Local Plan 2001-2016.

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Schedule of Applications - DELEGATED MATTERS

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4/06/2379/0	St Bees	DOE CIRCULAR 18/40 NOTICE OF DEVELOPMENT TO INSTALL 2 NO. POLE MOUNTED ANTENNAE WITH ST BEES LIGHTHOUSE, ST BEES, CUMBRIA. HM COASTGUARD
4/06/2354/0	Whitehaven	ADDITIONAL FIRST FLOOR BEDROOM/BATHROOM OVER EXISTING GARAGE/UTILITY, EXTEND EXISTING GARAGE 66, BRANSTY ROAD, BRANSTY, WHITEHAVEN, CUMBRIA. MR & MRS REASON
4/06/2356/0	Whitehaven	CONSERVATORY  RESERVOIR HOUSE, HENSINGHAM ROAD, VALLEY PARK, WHITEHAVEN, CUMBRIA. MR W R PATTERSON
4/06/2357/0	Whitehaven	TWO STOREY EXTENSION AND FRONT PORCH  51, HAIG AVENUE, BRANSTY, WHITEHAVEN, CUMBRIA. MR D BATTY
4/06/2358/0	St Johns Beckermert	CONSERVATORY  44, THE CRESCENT, THORNHILL, EGREMONT, CUMBRIA. MS HARRY
4/06/2362/0	Whitehaven	EXTENSION  7, SANDHURST DRIVE, RED LONNING, WHITEHAVEN, CUMBRIA. MR & MRS KING
4/06/2363/0	Whitehaven	ERECTION OF TWO STOREY EXTENSION  1, GLENRIDDING WALK, RICHMOND, WHITEHAVEN, CUMBRIA. MS M DAVIDSON
4/06/2374/0	Egremont	EXTENSION  LA'AL CORINTHIA, WOODEND, EGREMONT, CUMBRIA. MR G & MRS M CARR
4/06/2385/0	Whitehaven	FRONT & REAR SINGLE STOREY EXTENSIONS & FRONT DORMER EXTENSION 19, ROWANTREE CLOSE, WHITEHAVEN, CUMBRIA. MR & MRS P MYERS
4/06/2387/0	Whitehaven	SINGLE STOREY DINING ROOM & KITCHEN EXTENSION & TWO STOREY GARAGE & BEDROOM

Schedule of Applications - DELEGATED MATTERS

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- 62, TOWER HILL, WHITEHAVEN, CUMBRIA.  
MR & MRS MERRIN

• 4/06/2395/0      Whitehaven      REAR CONSERVATORY
- 32, HONISTER ROAD, MIREHOUSE, WHITEHAVEN,  
CUMBRIA.  
MR H J FERGUSON

• 4/06/2397/0      Whitehaven      TWO STOREY EXTENSION
- 12, JERICHO ROAD, HIGH MEADOWS, WHITEHAVEN,  
CUMBRIA.  
MR C E J BROADBENT

• 4/06/2399/0      Whitehaven      GARAGE
- PLOT 12, FAIRVIEW GARAGE SITE, BRANSTY ROAD,  
WHITEHAVEN, CUMBRIA.  
GERALD E WALLEY

• 4/06/2406/0      Arlecdon and Frizington      GARAGE
- PLOT 7, GARAGE SITE, MILL STREET, FRIZINGTON,  
CUMBRIA.  
MRS MICHELLE LARKIN

• 4/06/2414/0      Whitehaven      EXTENSION TO PROVIDE ADDITIONAL ACCOMMODATION
- 26, HIGH ROAD, KELLS, WHITEHAVEN, CUMBRIA.  
MR & MRS I CLARKE

• 4/06/2415/0      Whitehaven      REMOVAL OF EXISTING PREFABRICATED GARAGE AND  
REPLACE WITH A BLOCK BUILT, DASHED GARAGE
- 66, HILLTOP ROAD, KELLS, WHITEHAVEN, CUMBRIA.  
MR J K COLVIN

• 4/06/2444/0      Whitehaven      DOUBLE STOREY EXTENSION TO DWELLING
- 9, DEVON ROAD, WHITEHAVEN, CUMBRIA.  
MR & MRS J SHEPHERD

• 4/06/2393/0      Arlecdon and Frizington      NEW DWELLING
- FORMER FIRE STATION SITE, MAIN STREET,  
FRIZINGTON, CUMBRIA.  
FRIZINGTON CAR SALES

• 4/06/2409/0      Whitehaven      REVISED SHOP FRONT
- 53, KING STREET, WHITEHAVEN, CUMBRIA.  
DOUGHNUTS UK LTD

• 4/06/2410/0      St Bees      STABLES

Schedule of Applications - DELEGATED MATTERS

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ELLERBECK BARNS, GHYLL FARM, EGREMONT, CUMBRIA.  
MR J C ANTINS

ILLUMINATED FASCIA AND PROJECTING SIGNS

50/51, KING STREET, WHITEHAVEN, CUMBRIA.  
DIXON STORES GROUP

SINGLE STOREY DWELLING TO TWO STOREY DWELLING

PINE GROVE, WEST ROAD, KIRKLAND, FRIZINGTON,  
CUMBRIA.  
MR C WHITFIELD BOTT

ILLUMINATED ADVERT SIGN CONSISTING OF INTERNAL  
TROUGH LIGHTING AND SPOT LIGHTS  
FORMER, KWIK SAVE, PRESTON STREET, WHITEHAVEN,  
CUMBRIA.  
NETTO FOODSTORES LTD.

FIRST FLOOR EXTENSION FOR BEDROOM AND BATHROOM  
GROUND FLOOR EXTENSION FOR KITCHEN, UTILITY  
9, FLEMING DRIVE, BECKERMET, CUMBRIA.  
MR G CROSSLEY

CONVERSION OF REDUNDANT CHURCH INTO RESIDENTIAL  
USE TO PROVIDE THREE TOWN HOUSES  
FORMER, METHODIST CHURCH, QUEEN STREET, MILLOM,  
CUMBRIA.  
MR M TOTHILL

ERECTION OF GARAGE

4, CHURCH WALK, MILLOM, CUMBRIA.  
MR & MRS P WIGGINS

ERECT TWO STOREY EXTENSION TO SOUTH ELEVATION &  
WIDEN EXISTING PARKING AREA  
20, MOUNTBATTEN WAY, MILLOM, CUMBRIA.  
MR R C STEELE

CHANGE OF USE FROM SHOP PREMISES TO DWELLING

33, NEWTON STREET, MILLOM, CUMBRIA.  
AMBER LEE JONES

LOUNGE EXTENSION TO REAR

14, THIRLMERE CLOSE, MILLOM, CUMBRIA.  
MR & MRS BROWN

CONSERVATORY/UTILITY/TOILET EXTENSION TO REAR

10, HORN HILL, MILLOM, CUMBRIA.  
MR & MRS LEADLEY

Schedule of Applications - DELEGATED MATTERS

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- 4/06/2401/0      Lowside Quarter      LEANT TO FOR GENERAL STORAGE (NOTICE OF INTENTION)  
ASHLEIGH FARM, MIDDLETOWN, EGREMONT, CUMBRIA.  
T GRAHAM
- 4/06/2413/0      Egremont      REPLACEMENT OF GENERAL PURPOSE BUILDING  
  
PICKETT HOW FARM, EGREMONT, CUMBRIA.  
MR DAVID DIXON
- 4/06/2417/0      St Johns Beckermert      APPLICATION TO FELL ONE DEAD ORNAMENTAL CHERRY TREE PROTECTED WITHIN BECKERMET CONSERVATION AR HOLLY HOUSE, BECKERMET, CUMBRIA.  
MR G BEWICK
- 4/06/2430/0      Egremont      SHOP SIGN  
  
44, MAIN STREET, EGREMONT, CUMBRIA.  
MAHINDA MANGALAGAMA
- 4/06/2443/0      Lowside Quarter      CONSERVATORY  
  
ISLE VIEW, COULDERTON, EGREMONT, CUMBRIA.  
CHARLES MAUDLING