

PLANNING PANEL

MINUTES OF MEETING HELD ON 20 JULY 2011 AT 5:00PM IN THE BAINBRIDGE ROOM, THE COPELAND CENTRE.

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

Apologies for absence: None.

Officers: Tony Pomfret, Development Control Manager; Heather Morrison, Senior Development Control Officer; David Wright, Planning Enforcement Officer (Item 7 only) and Clive Willoughby, Member Services Technical Support Officer.

PP16/11 Minutes

The Minutes of the meeting held on 22 June 2011 were signed by the Chairman as a correct record.

PP17/11 Declarations of Interest

Councillor Joan Hully declared a personal interest in Application 4/11/2263/OF1 – New permission to extend time limit for Implementation – 14 bedroom hotel extension, Demolition of Barn, alterations, etc at Ennerdale Country House Hotel, Cleator, Cumbria due to being Chair of Cleator Moor Town Council.

PP18/11 Order of Agenda Items

With the permission of the Chairman, it was agreed to move Item 7 to last on the Agenda.

PP19/11 Planning Applications

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

4/11/2243/OF1 – Change of Use From a Residential Property to Part Residential/Part Guest House (Retrospective) at Inglewood Guest House, 37 Rheda Park, Frizington, Cumbria.

During discussion of this item Mrs Carton spoke in objection to the application. Mrs M Hopkins then exercised her right to respond.

RESOLVED – That the application be Approved.

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

RESOLVED – That applications for planning permission be determined as shown on the schedule hereto, subject to conditions of approval and reasons for refusal as set out in the report of the Development Control Manager dated 20 July 2011, subject to

4/11/2222/0F1 – Conversion of existing Main Building into 5 Self-Contained Flats & Re-Build Rear Single Storey Building to Form 3 Storey Building Containing 6 Self-Contained Flats. At Eaglesfield, Beach Road, St Bees, Cumbria.

RESOLVED – That the application be Approved subject to the amendment of the following condition:

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

Design & Access Statement, by CG Architects, received 18 May 2011
Survey for Bats, by Sally Phillips, ref 110214, received 18 May 2011
OS Site Plan, scale 1:1250, received 18 May 2011
Existing Site Plan, scale 1:100, drawing no 496/P01, received 18 May 2011
Site Layout Plan, scale 1:100, drawing no 496/BR07A, received 14 July 2011
Ground Floor Plan, Existing & Proposed, scale 1:100, drawing no 496/P03, received 18 May 2011
First Floor Plan, Existing & Proposed, scale 1:100, drawing no 496/P04, received 18 May 2011
Second Floor Plan, Existing & Proposed, scale 1:100, drawing no 496/P05, received 18 May 2011
Main House & North Wing, Elevations, scale 1:100, drawing no 496/P06A, received 18 May 2011
Main House & North Wing, Rear Elevations, scale 1:100, drawing no 496/P07A, received 18 May 2011
Main House & North Wing, Side Elevation, scale 1:100, drawing no 496/P08A, received 18 May 2011
Main House & North Wing, Left Side Elevation, scale 1:100, drawing no 496/P09A, received 18 May 2011

Reason

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

PP20/11 Development Control Performance Monitoring

Members were informed of the Development Control Performance for the first quarter of 2011/12 (1 April – 30 June) against Best Value Performance Indicators.

The Panel were delighted that top quartile performance had again been achieved in respect of all three categories of planning applications.

Members requested that their thanks be passed on to the Development Control Department.

RESOLVED – That

- a) the report be noted, and
- b) the Development Control Department be thanked.

PP21/11 Development Management Customer Satisfaction Survey

Members were informed of the findings of a customer satisfaction survey of users of the Development Control service for the period 1 April – 30 June 2011.

During the discussion that followed, Members welcomed the report and were pleased to learn that users of the Planning Service were satisfied with the service being provided and that it was continually improving

RESOLVED – That the report be noted.

PP22/11 Planning Panel Site Visits

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

- St Bees Post Office, Main Street, St Bees
- Land Opposite Linethwaite, Moor Row
- Field 5440, Jacktrees Road, Cleator Moor
- Dower House, Rheda Park, Frizington

RESOLVED – that the Site Visits be arranged for Wednesday 3 August 2011. Members departing at 10:00am from the Copeland Centre.

Planning Enforcement Update

Members received a report on current planning enforcement issues and a presentation from the Planning Enforcement Officer, including photographs of specific examples.

During discussion of this item, Members expressed their appreciation of the work being undertaken by the Planning Enforcement Officer and expressed a request that, where possible, the process be speeded up, particularly in the area of 'Untidy Sites'.

The Panel were also keen to ensure that any actions undertaken were consistent across the Borough.

RESOLVED – that

- a)** the report be noted,
- b)** the process, particularly in the area of 'Untidy Sites', be speeded up and
- c)** the Planning Enforcement Officer be thanked for his continued good work.

The meeting closed at 6:50 pm

Chairman

Date

POST COMMITTEE DECISION LIST

Last Committee Date: 20 July 2011

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

Application Number	4/11/2222/0F1
Applicant	Thomas Milburn (Property) Ltd
Location	EAGLESFIELD, BEACH ROAD, ST BEES
Proposal	CONVERSION OF EXISTING MAIN BUILDING INTO 5 SELF-CONTAINED FLATS & RE-BUILD REAR SINGLE STOREY BUILDING TO FORM 3 STOREY BUILDING CONTAINING 6 SELF-CONTAINED FLATS
Decision	Approve
Decision Date	21 July 2011

Application Number	4/11/2243/0F1
Applicant	Mrs M Hopkins
Location	INGLEWOOD GUEST HOUSE, 37 RHEDA PARK, FRIZINGTON
Proposal	CHANGE OF USE FROM A RESIDENTIAL PROPERTY TO PART RESIDENTIAL/PART GUEST HOUSE (RETROSPECTIVE)
Decision	Approve
Decision Date	21 July 2011

Application Number	4/11/2250/0F1
Applicant	Mr S and Mrs S Brace
Location	FIELD 5440, JACKTREES ROAD, CLEATOR MOOR
Proposal	SITING OF MOBILE HOME/STATIC CARAVAN FOR THE PURPOSE OF ANIMAL HUSBANDRY & SECURITY
Decision	Site Visit
Decision Date	21 July 2011

Application Number	4/11/2251/0F1
Applicant	Mr N Celik
Location	6 CHURCH LANE, HENSINGHAM, WHITEHAVEN
Proposal	CHANGE OF USE OF FORMER BETTING SHOP TO HOT FOOD TAKEAWAY
Decision	Withdrawn
Decision Date	13 July 2011

Application Number	4/11/2263/0F1
Applicant	Flodrive Holdings Ltd
Location	ENNERDALE COUNTRY HOUSE HOTEL, CLEATOR
Proposal	APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE AN EXTANT PERMISSION IN ORDER TO EXTEND TIME LIMIT FOR IMPLEMENTATION (4/08/2301/0L & 4/08/2302/0F - 14 BEDROOM HOTEL EXTENSION, DEMOLITION OF BARN, ALTERATIONS ETC)
Decision	Approve
Decision Date	21 July 2011

Application Number	4/11/2298/001
Applicant	Thomsen Estates
Location	LAND OPPOSITE LINETHWAITE, MOOR ROW (OFF THE C4009)

Proposal	OUTLINE APPLICATION FOR AGRICULTURAL DWELLING AND ADDITIONAL BUILDING FOR ANIMAL WELFARE & STORAGE
Decision	Site Visit
Decision Date	21 July 2011

Application Number	4/11/2302/0F1
Applicant	Mr A Bewley
Location	ST BEES POST OFFICE, 122 MAIN STREET, ST BEES
Proposal	CONVERSION OF PART OF POST OFFICE INTO FISH AND CHIP SHOP (RESUBMISSION)
Decision	Site Visit
Decision Date	21 July 2011

Application Number	4/11/2310/0F1 and 4/11/2311/0L1
Applicant	Mr S Cornthwaite
Location	DOWER HOUSE, RHEDA PARK, FRIZINGTON
Proposal	RENOVATION OF DOWER HOUSE TO FORM FOUR DWELLINGS
Decision	Site Visit
Decision Date	21 July 2011