

PLANNING PANEL AGENDA – 18 JUNE 2014

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ITEM NO: 1.

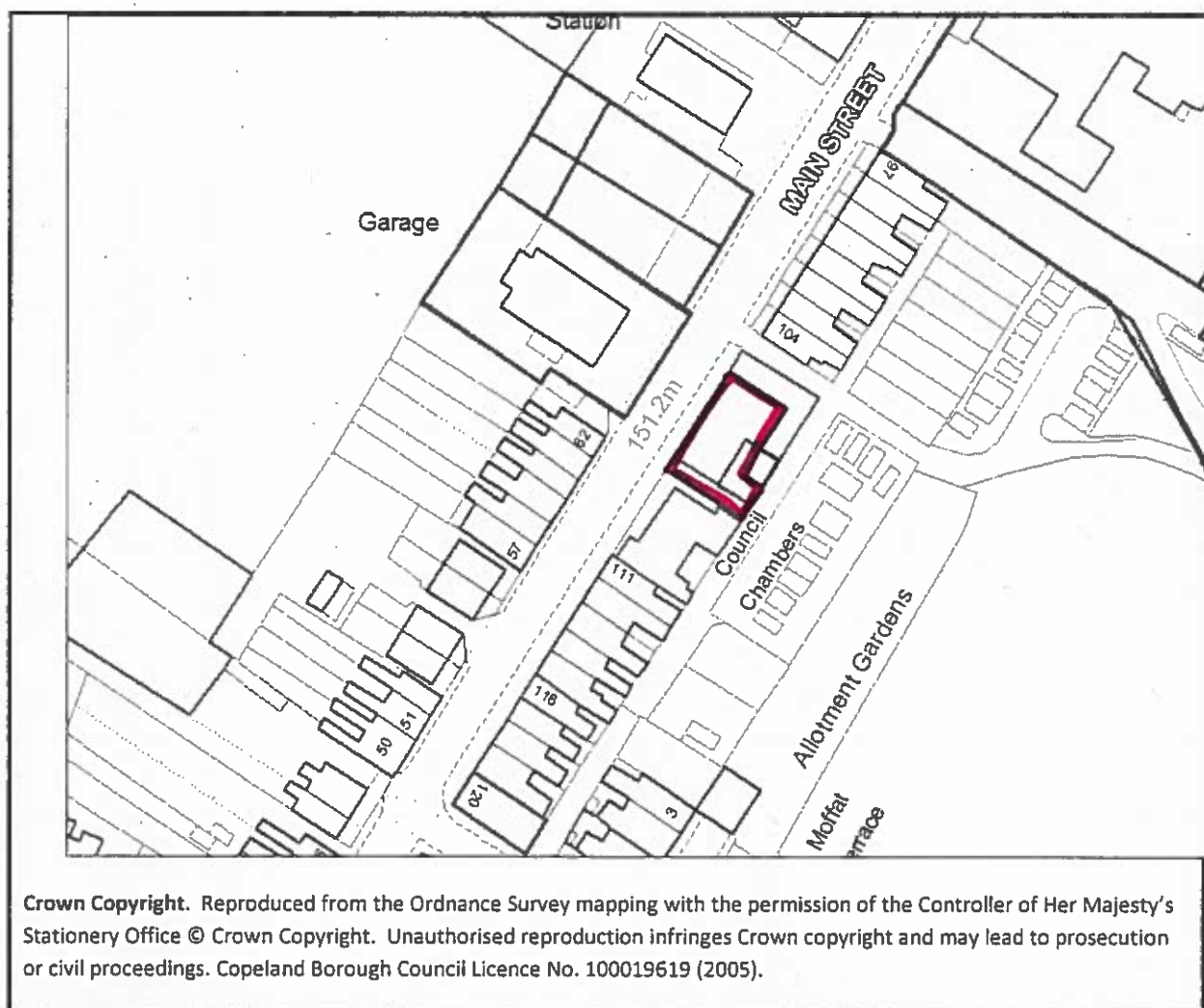


To: PLANNING PANEL

Development Control Section

Date of Meeting: 18/06/2014

Application Number:	4/14/2096/OF1
Application Type:	Full : CBC
Applicant:	V J Properties
Application Address:	THE OLD FIRE STATION SITE, MAIN STREET, FRIZINGTON
Proposal	REMOVAL OF GARAGES, ERECTION OF NEW COMMERCIAL GARAGE WITH ASSOCIATED CAR SALES
Parish:	Arlecdon and Frizington
Recommendation Summary:	Approve (commence within 3 years)



INTRODUCTION

This application relates to the site of the former fire station at Main Street, Frizington. The site is occupied by some single storey garages with a parking/turning area to the frontage. The access is to the front of the site onto Main Street, with a high stone wall forming the boundary with the highway.

The site is currently vacant, having previously been in use as a car sales area and a garage. The fire station use ceased approximately 40 years ago following the completion of the new fire station some 50m away on the opposite side of the Main Street.

This application was deferred at the last meeting to enable members to visit the site at the request of the Parish Council. The site visit took place on 11 June 2014.

PROPOSAL

Planning permission is sought for the redevelopment of the site to provide a commercial garage with associated car sales and parking on the area of land. The proposed new building would replace the existing garages on the site, which would internally provide space for a workshop, an office, reception and a staff area/ w.c.

To the front of the building 4 spaces would be used for the display of cars for sale and 2 staff parking spaces and 2 customer spaces are to be provided. Externally the building will be finished with a dashed render and a grey metal sheet roof.

The access arrangements to Main Street are to be modified to provide a central 4.2m wide entrance and a large turning area, which has been amended during the course of the application to address concerns raised by the Highways Authority.

CONSULTATION RESPONSES

Parish Council

The Parish Council owns the L shaped old fire station building which at present is attached to the above garages. The building is known as the community changing rooms. The Parish Council is concerned that once the garages have been demolished the external end wall of the Change rooms will be exposed and the Parish Council would like assurances that weatherproofing, dashing and flashing of this wall, to prevent wet penetrating, will be part of this proposed development. The very narrow space between the Change rooms and the new workshop will prevent any future maintenance work from being carried out on this wall.

The Parish Council is also concerned that the site is too small to contain the development and is concerned that there will be an overflow of parking onto the already busy Main Street. There are also concerns for the safety of children using the pavement on their way to the nearby County Primary School – with cars entering and existing the site. The Parish Council requests a site visit.

Cumbria Highways

Raised an initial objection to the plans as originally submitted. Comments on the amended access details are still awaited and will be reported verbally at the meeting.

5 letters of objections have been received to the application, from residents of Main Street. Their objections can be summarised as follows:-

- The building is inappropriate for this area of the village
- Main Street is a busy and congested road and this application will cause additional traffic problems and congestion, especially near to the school.
- The land might be contaminated

PLANNING POLICY

The National Planning Policy Framework, which came into effect in March 2012, sets out the Government's new planning policies and introduces a presumption in favour of sustainable development.

It sets out that there are three dimensions to sustainable development; economic, social and environmental.

An economic role contributes to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

Paragraph 17 sets out 12 principles which should underpin planning decisions. These include proactively supporting sustainable economic development to deliver thriving places, securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings, promoting the vitality of the main urban areas.

It is a material consideration in determining planning applications and requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

The Core Strategy and Development Management Policies DPD (Copeland Local Plan 2013 – 2028) which replaces most of the Policies in the Local Plan 2001-16 was adopted in December 2013.

The Policies in the new Copeland Local Plan are a material consideration when determining planning applications.

ST 1 sets out the strategic Development Principles that underpin the planning policies. There is an emphasis on supporting economic development, especially on brown field sites within the settlements.

Policy ST 2 sets a spatial development strategy where development should be guided to the principle settlement and other centres, and should also sustain rural services and facilities. Frizington is listed as a Local Centre under this policy.

Policy ER 6 permits employment uses within settlements subject to a number of criteria including impacts on highways, impact of residential amenity and impact on the character of the settlement.

ASSESSMENT

Whilst the property is located within a predominantly residential area, it is within the centre of a village with a settlement boundary which is classed as a Local Centre under the terms of Policy ST 2 of the adopted Local Plan. Therefore small scale development of a commercial or retail nature can be supported in such location provided that there is no significant loss of amenity to surrounding residents or adverse highway impacts.

In addition, the previous use of the building and other surrounding uses are considered relevant in the context of this application. In terms of this specific building, it has previously been used for car sales, and for the majority of the time for car storage and repairs. The locality contains a mix of uses and other commercial uses along the Main Street include a car repair garage, the Frizington Fire Station, a fish and chip shop and it is adjacent to the vacant former Council Chambers building. There is also a working farm to the rear of the Main Street. The introduction of this commercial use on a vacant site will not significantly change the character of this area of Frizington, nor significantly adversely affect the residential amenity of the nearby properties and their occupants.

In terms of the comments received from the Parish Council, it should firstly be noted that reaching agreement with the applicant regarding weatherproofing and dashing, party wall matters, and the future maintenance of their own building are issues outside of the scope of this planning application. While the use of the site may increase vehicular traffic movements, this is likely to be marginal

compared to the existing situation where the land and garages on the site could already be used for parking/car storage. Any vehicles outside the site parking incorrectly on the highway would be also not be a planning issue to address.

The application is therefore considered to accord with Policies ST 2 and ER 6 of the Copeland Local Plan 2016 - 2028 regarding development in local centres and is recommended for approval now on a permanent basis.

Recommendation:-

Approve

Conditions

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

Reason

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

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

- Proposed replacement garage building Scale 1:50 Drawing No 2014.610.02D received by the Local Planning Authority on 19 May 2014.
- Location Plan Scale 1:1250 Drawing No 2014.610.LP received by the Local Planning Authority on 13 March 2014.
- Existing Plan Scale 1:100 Drawing No 2014.610.01 received by the Local Planning Authority on 13 March 2014.

Reason

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

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

Reason

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

4. There shall be no operational use of the premises outside of the following hours:

- 0700hrs – 1930hrs Monday – Saturday
- 0900hrs – 1700hrs Sunday and Bank Holidays

Reason

To minimise potential disturbance to nearby residents as a result of noise.

Informative:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com <<http://www.groundstability.com>>

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.



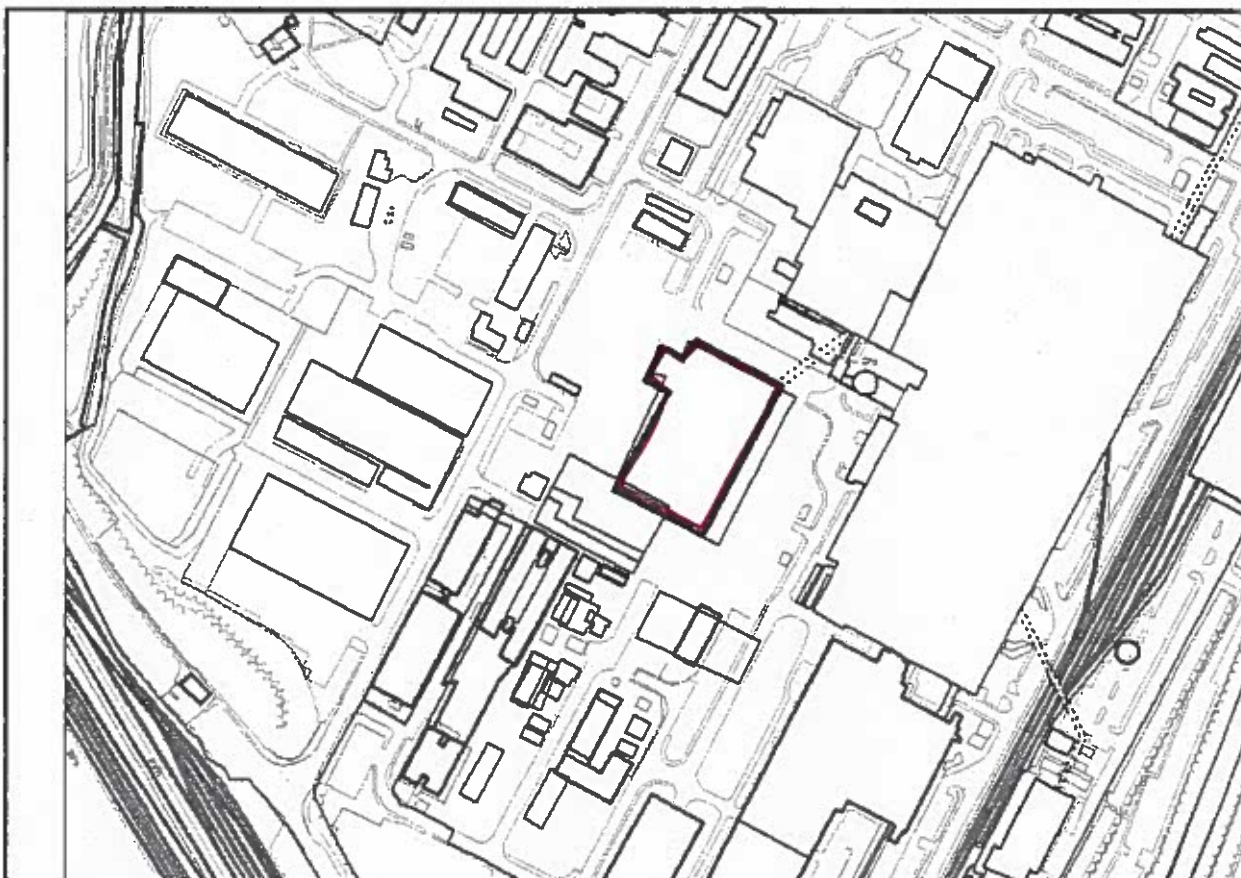
ITEM NO: 2.

To: PLANNING PANEL

Development Control Section

Date of Meeting: 18/06/2014

Application Number:	4/14/2113/0F1
Application Type:	Full : CBC
Applicant:	Sellafield Ltd
Application Address:	SELLAFIELD, SEASCALE
Proposal	VARIATION OF CONDITION 2 OF PLANNING PERMISSION 4/04/2259/0 (PRODUCT & RESIDUE STORE)
Parish:	Beckermest with Thornhill
Recommendation Summary:	Approve amendment of condition



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Introduction

This application relates to the Sellafield Product and Residue Store (SPRS) situated centrally within the licensed Sellafield Nuclear Plant adjacent to the Thorp and Mox Plants. The facility granted permission in 2004 (4/04/2259/OF1) provides improved storage for product arising from onsite operations. It consists of receipt and export facilities, inspection lines and a main store.

Proposal / Background

This proposal relates solely to the receipt of un-irradiated exotic fuels from Dounreay licensed nuclear facility in Somerset and the use of the existing SPRS facility at Sellafield for its permanent storage.

The un-irradiated fuel referred to comprises two types: plutonium bearing fuels and high enriched uranium fuels. There are approximately 13 tonnes of the former containing around 2 tonnes of plutonium and 1 tonne of the latter currently at Dounreay. The material would be conditioned on site before being transferred to Sellafield.

To facilitate the receipt and long term storage of this fuel a variation of an existing condition, Condition 2, attached to the original 2004 planning permission (4/04/2259/0F1) will be required. This currently states that "Only product and residue arising from reprocessing operations at the Sellafield site shall be stored within the building hereby approved with no import of product/ materials from off-site whatsoever." This condition currently restricts the use of the SPRS facility to the storage of product and residue arising from reprocessing operations at Sellafield only with no import of product/ materials from off site.

A screening opinion for the proposal was issued on 10 October 2013 and concluded that it did not constitute EIA development.

The application is accompanied by a supporting statement 'Exotic Fuels and Nuclear Materials – Dounreay Preferred Option (Gate B)' which outlines the NDA strategy to consolidate Dounreay Exotic Fuels at the Sellafield Site as well as other relevant documentation.

Consultations

Beckermeth with Thornhill PC – No comments received to date.

Further consultation responses including the NDA, EA and Highway Authority are currently awaited.

Planning Policy

National Planning Policy Framework (NPPF) / Copeland Local Plan

The National Planning Policy Framework, which came into effect in March 2012, sets out the Government's current planning policies and how these are to be applied. It introduces a presumption in favour of sustainable development and emphasises that the purpose of the planning system is to contribute to the achievement of this. In terms of delivering sustainable development paragraphs 18, 19 and 20 are relevant and advocate this. They emphasise the commitment towards building a strong, competitive economy.

The NPPF is a material consideration in determining planning applications and requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Copeland Local Plan 2013-2028

The Local Development Frameworks Core Strategy and Development Management Policies DPD was adopted in December 2013.

The Policies contained in the Local Plan are a material consideration in determining planning applications and should be afforded significant weight. In relation to this application the following Policies of the new document are considered relevant:

ST 1 Strategic Development Principles - sets out the fundamental principles to guide development in the Borough.

ST 2 Spatial Development Strategy and ST 3 Strategic Development Priorities - outline the overall spatial and regeneration strategies for the Borough.

ER 1 Planning for the Nuclear Sector - supports developments contributing to the continuing future of the nuclear industry providing they are not unacceptably detrimental to the environment.

DM 1 Nuclear related Development – identifies principles that development in the nuclear sector should conform to.

Assessment

Although not a major / EIA development the following are considered likely potential impacts on the environment which require consideration.

Scale and Nature of the Development

The development will involve the import / receipt of un- irradiated fuel from offsite (Dounreay) over a 6 year period commencing 2014/15. It is proposed that it will arrive at the site in cans transported in licensed flasks secured in standard size special ISO freight containers. It is anticipated there would be up to 4 ISO containers per shipment/ journey and a total of 30-40 shipments/ journeys. So as not to compromise the existing operations of the SPRS initially the majority would be stored in the adjacent SMP (Sellafield Mox Plant) which has capacity for an interim period before being transferred and stored permanently in the SPRS facility, whilst a small amount would be transferred directly to it. As the SMP plant benefits from an unrestricted consent it has been confirmed that permission is not required for the interim storage proposal. The development will not involve any external alterations to the SPRS facility and imports into the building will involve the use of existing equipment. The nature of the fuel is in the same form as the material currently stored in the facility for which it was purposely designed and there will be no change to plant processes.

Potential Environmental Effects

Ecological – Sellafield is a highly industrialised and complex site. Whilst it does not benefit from any sensitive designations it is identified as a potential area for Natterjack toads. However, as this proposal does not involve any new building or any new processes and resulting emissions, or new physical external alterations to the existing building or surrounding area in order to receive and store the fuel it is considered unlikely to have any significant ecological effect.

Visual Impact – There will be no external alterations as a result of the proposal and no change to existing immediate and wider views. It is therefore unlikely to have any visual impact.

Noise – No significant impact is considered to arise from noise given the passive and quiet nature of the operational storage process, that said there will be some limited impact arising from the transfer and receipt of the fuel onto site and into the building, but given its limited scale and

temporary nature this is unlikely to be significant within the context of existing site operations. Dust production, noise and vibration it is noted is controlled by the Sellafield PPC Installation

permit requirements.

Traffic – It is envisaged that this will be the main potential impact arising from the proposal. It is recognised that there will be an increase in traffic movements and but note that this is limited amounting to some 30-40 journeys / 60 ISO freight containers spread over a 6 year period and as a result it is considered that the increase is unlikely to be significant. The mode of transport will vary and will either be by sea to a destination port and / or rail depending on the type of material being transported.

Air & Water – It is unlikely under normal operating conditions that the transfer and storage of the fuel will not generate any new aerial or liquid emissions.

Soil – No impact envisaged as no building work is proposed which would create disturbance.

Cultural Heritage – Unlikely to be an issue as there are no nearby assets likely to be adversely affected.

Economic & Social Effects – No change or impact envisaged.

Conclusion

NDA's preferred option for long term management of the Dounreay exotic material is to transfer it to the Sellafield Site and provide long term storage in the existing SPRS facility with some interim storage in the SMP building. This application seeks to facilitate this by varying a condition of the SPRS consent to permit receipt/ storage of the un-irradiated fuel from off site. The supporting information on potential impacts indicates that the development is unlikely to have significant adverse effects on the environment. Although it is recognised that there will be traffic impacts as a result of increased journeys, however at the scale proposed this is unlikely to be significant. Also the fact that the nature of the exotic fuel to be stored in the SPRS is the same in form, nature and activity as the material currently stored there for which the facility was designed and constructed and all material will be contained within an approved container substantiated for such long term storage and as a result will not alter or affect existing processes with the resultant minimal impact. It is also put forward that the consolidation of these materials at the Sellafield Site will deliver significant national security benefits.

Taking this and the above case into account the proposal is considered to represent an acceptable form of nuclear development which accords with the relevant Copeland Local Plan 2013-2028 key policies ER1 and DM1 as well as the guidance contained in the NPPF.

Recommendation

That delegated authority be granted to the Strategic Nuclear and Planning Manager to approve the following variation of condition 2 of application reference 4/04/2259/OF1 after 30 June 2014 providing no materially adverse consultation responses are received:

Condition 2: Only the following material shall be stored within the Sellafield Product and Residue Store (SPRS) hereby approved;

- product and residue arising from reprocessing operations at the Sellafield licensed nuclear site and / or ;
- un-irradiated nuclear fuel transferred from Dounreay;

with no import of product, residue and/ or material from any other site whatsoever.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

ITEM NO: 3.

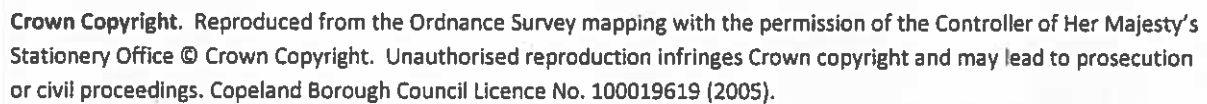


To: PLANNING PANEL

Development Control Section

Date of Meeting: 18/06/2014

Application Number:	4/14/2124/OF1
Application Type:	Full : CBC
Applicant:	Maple Grove Developments Limited
Application Address:	LAND NORTH OF COACH ROAD, WHITEHAVEN
Proposal	EXTRA CARE AND DEMENTIA FACILITY COMPRISING 56 APARTMENTS AND 4 BUNGALOWS
Parish:	Whitehaven
Recommendation Summary:	Approve (commence within 3 years)



entrance into the site. The proposed external finishes for the building include coloured render, elements of glazing and tiled pitched roofs.

The building will accommodate 56 units in the main buildings and also 4 semi-detached bungalows on the northern section of the site. The accommodation is designed for people aged 55 and over who have a range of needs for care and support. Each unit will comprise self-contained accommodation with a living room, bedroom, bathroom and kitchen which will provide residents with independent living. They will also have access to shared facilities within the building.

The development is to be restricted to the previously developed parts of the site and the eastern portion flanking Pow Beck is to remain undeveloped and will be used as a green corridor. A communal garden area is to be created to the rear of the building for use by both residents and staff.

Vehicular and pedestrian access will be provided from Coach Road with a pedestrian link at the northern end of the site which will connect onto the existing footpath/cycleway. A total of 30 car parking spaces will be provided within the site together with a drop off area adjacent to the main entrance into the building.

The application is accompanied by the following information:-

- Site Location Plan
- Layout Plan
- Elevation and Floor Plans
- Design and Access Statement
- Planning Statement
- Statement of Community Involvement
- Ecological Appraisal
- Bat Survey
- Housing Land Assessment
- Transport Statement
- Coal Mining Report
- Flood Risk Assessment
- Phase 1 Desk Top Study

CONSULTATION RESPONSES

Planning Policy Team

The main planning policy issues raised by this application are as follows:-

- That the proposal is meeting an identified need
- That the proposed site is appropriate for Extra Care Housing

The Need for Extra Care Housing

- The application is seeking to help meet an identified need for Extra Care housing in Copeland (identified in the Copeland Housing Strategy 2011-2015 and Strategic Housing Market Assessment 2011) and more specifically a need in Whitehaven identified in the Cumbria Extra Care Housing Strategy 2011-2029 (of 119 units by 2019). This accords with the requirements in Core Strategy policies ST1Aiii, and SS3A
- There is currently an approval for a 58 bed care home in Whitehaven, on the former Sekers site, which is likely to meet a significant proportion of the need. However, even if this is the case there would still be an approximate shortfall of 60 units which could be met by this proposal
- It is my understanding that the proposal for Extra Care housing in this instance falls within Use Class C2 – Residential Institutions.

The Principle of Extra Care Housing on the Proposed Site

An accessible, brownfield, town centre location for such a development is in line with the sustainable development principles within the Copeland Local Plan (Core Strategy Policies ST2B, SS2D).

The main issue to consider with this site is that the proposal is located on part of an allocated Employment Opportunity Site (WEOS5 Land at Ginns) and that the proposal is not for an employment use, although a number of people will be employed to provide the support and care for the residents of the Extra Care units.

It should be noted that whilst being part of a larger Employment Opportunity Site, the site (WEOS5) has not been fully assembled into one single ownership, which has made it difficult to develop as a comprehensive scheme (either for a single use or mix of uses) to meet the requirements of saved Local Plan Policy 2001-16 EMP3.

The proposal would develop part of the Employment Opportunity Site with a C2 use, utilising previously developed land, and provide some landscaping and green space which would enhance the

area. It attempts to meet Local Plan policies and the design requirements in the Whitehaven Town Centre and Harbourside SPD.

On balance it could be argued that that this is a reasonable first element of a mixed use scheme for the Employment Opportunity Site, which still enables the development of the remainder of the site for other town centre/employment uses in the future. As such it could be considered to be generally in line with the principles and policies of the Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies.

The other main issue would be that the site is in Flood Zone 2. The applicant's flood risk assessment claims that the mitigation measures within the proposal will ensure safe development can be achieved. Confirmation on this matter should be provided by the relevant authority (EA, CCC).

Cumbria County Council

Historic Environment

No objection as the archaeology assessment indicates that the application site has a low potential for archaeological remains.

Landscape and Visual

The site lies within an urban area. It would appear that a sound design approach reflecting the local context has been taken towards the development of the site. Therefore the County Council is generally supportive of this proposal.

Highways

The proposed use is likely to generate lower levels of traffic movement than the previous commercial use of the site. Therefore other than the internal servicing/ parking and the need to remodel the Coach Road access there are no off site highway/traffic interventions required.

Although the internal road and servicing/parking is to remain private the level of visitor and residential/staffing parking is below the Cumbria parking standards. The turning area is insufficient to turn a rigid HGV in a 3 point manoeuvre. No specific provision appears to have been made for delivery vehicles. It will be necessary for the development to reconstruct the footway/kerbing along the frontage to remove the redundant access and create the new entrance.

Flooding

Although the building floor has been raised so that it is above the flooding level this is a nil-detriment approach and no attempt has been made to use the opportunity the development presents to mitigate current flooding issues. Indeed drains are shown which need to be diverted but there is no attempt to establish whether these could be replaced in a manner that alleviates flooding. The Pow Beck runs in a culvert close to the western boundary of the site. This could be adversely affected by the piled foundations. Therefore it is important that a full condition survey is provided prior to any works commencing.

Adult Social Care

Cumbria County Council Adult Social Care fully supports the development of 60 extra care housing units on this site.

The development will provide much needed, well designed, accessible housing for people who wish to live as independently as possible and is aimed primarily at older people over the age of 55 but also people with dementia and adults under 55 with a disability (learning, sensory or physical disability) and those people high care needs and long term conditions.

For people with mobility difficulties and physical disabilities this development will provide people with accommodation that is readily adaptable to meet the differing and changing needs of people as they require them without the need to move to alternative accommodation.

The development supports the strategic planning framework for Cumbria as follows:

1. The Council's local strategic approach to the implementation of specialised housing with care and support is described in a range of documents which set out how broader strategic themes agreed at a County level (Health and Well Being Board) are to be delivered in local communities around the county.
2. The Council's Health and Well Being Strategy 2012-15 (agreed by the Council, NHS and local District Councils) sets out four key challenges – all of which are directly related to the development of extra care and specialised housing type schemes.
3. The Cumbria Housing Strategy and Investment Plan (October 2011) is focused on enabling more people to have more independence and more housing options to meet current and future projected need.
4. The Council's Commissioning Strategy for Older People and their Carers sets out the strategic intention to develop further supported accommodation and extra care housing. Further detail, including identification of communities where specialised housing schemes are required can be found in the Cumbria Extra Care Housing Strategy 2011-29.
5. The Copeland Housing Strategy (2011-2015) identifies the accommodation requirements of older people as a major strategic challenge, and therefore an increase and variation in the range of provision for older and disabled people as a strong priority, and supports the Council priorities:
 - a) Challenging poverty in all its forms;
 - b) Ensuring that the most vulnerable people in our communities receive the support they need; and
 - c) Improving the chances in life of the most disadvantaged in Cumbria.

This development is an integrated approach to housing and service delivery. It will enable people to remain close to family and friends. It aims to provide improved outcomes for older people, those people with disabilities and long term conditions enabling them to remain independent for longer in their own homes.

Environment Agency

No objection in principle to the proposed development of this brownfield site but would comment on contamination and flood risk as follows:

Contamination

Given the previous use of the site and its proximity to Pow Beck we would recommend a condition which requires an assessment and site investigation to be undertaken for contamination. These will then enable a remediation strategy to be formulated to deal with any contamination that is present.

This condition has been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

Flood Risk

The proposed development will only meet with the requirements of the NPPF if the measures detailed in the submitted Flood Risk Assessment are implemented and secured by way of a condition on any planning permission.

United Utilities

The site should be drained on a separate system with foul draining into the public sewer and surface water draining in the most sustainable way.

To reduce the volume of surface water draining from the site we would promote the use of permeable paving on all driveways and other hard standing areas including footpaths and parking areas.

Several public sewers cross this site and we will not permit building over them. Therefore modification to the site layout or a diversion of the affected public sewer may be necessary.

Overall United Utilities have no objections to the proposal provided that details of foul and surface water drainage are agreed prior to the commencement of development on the site. These issues can be adequately dealt with by appropriately worded planning conditions.

Flood and Coastal Defence Officer

Has a concern about the possibility of fire engines driving through flood water as the bow wave effects contribute to flooding of existing properties on Coach Road.

The development must ensure that the existing stone culvert remains undisturbed to prevent contamination.

Copeland Disability Forum

We would expect that due to the nature of the proposed facilities on the site the development will be fully accessible up to the correct standards including the four bungalows. There should also be adequate provision of disabled parking bays within the car park.

Natural England

No objections.

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife for example roosting opportunities for bats and bird nest boxes.

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment by green space provision etc.

Coal Authority

The Coal Authority concurs with the recommendations of the Phase 1 Desk Study which states that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development commencing in order to establish the exact situation regarding coal mining legacy issues on the site. This can be secured by the use of an appropriately worded condition attached to any planning permission.

Environmental Health Officer

Details of internal ventilation and washing facilities have not been provided.

Housing Manager

Housing has no objections and supports the scheme. Discussions with adult social care have highlighted the need for extra care housing in Whitehaven and the SHMA identifies this need. The ageing population within Copeland suggests this need can only increase.

PLANNING POLICY

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the planning guidelines at a national level and outlines that the purpose of the planning system is to contribute to the achievement of sustainable development.

It identifies three dimensions to sustainable development: economic, social and environmental. A social role is defined as supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of the present and future generations.

In terms of housing, paragraph 47 encourages Local Planning Authorities to provide market and affordable housing to meet evidenced needs. Paragraph 50 requires Local Planning Authorities to deliver a wide choice of high quality homes to meet the needs and demands of the community.

As regards design, paragraph 56 attaches great importance to the design of the built environment and acknowledges that good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 clarifies that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live and respond to local character and reflect the identity of local surroundings and materials.

The NPPF requires proposals to be determined in accordance with the development plan unless material considerations determine otherwise. It allows full weight to be given to relevant local plan policies until March 2013.

Copeland Local Plan

The Local Development Framework Core Strategy and Development Management Policies DPD (known as the Copeland Local Plan 2013-2028) was recently adopted by the Council in December 2013. It now replaces the majority of the policies within the former Copeland Local Plan 2001-2016.

The adopted Plan is consistent with the NPPF and paragraph of the NPPF makes it clear that all applications must be determined in accordance with the Development Plan.

The Vision for Copeland includes the objective that it is “a place that meets the needs of the whole community”. Strategic Objective 8 seeks to ensure that settlements are sustainable and meet the range of needs of their communities by, as far as possible, protecting the facilities that are already present and supporting appropriate new provision

Policy ST1 of the Core strategy sets out the fundamental principles that will achieve sustainable development. Among other things it seeks to ensure that development creates a residential offer which meets the needs and aspirations of the Boroughs housing markets and is focused on previously developed land away from greenfield sites. It also seeks to ensure that new development addresses land contamination with appropriate remediation measures.

Policy ST2 sets a spatial development strategy whereby development should be guided to the principle settlement and other centres and sustain rural services and facilities. It sets out that the largest scale of development shall be focussed on Whitehaven which is designated as the principal settlement within the Borough.

Policy ST3 sets out the strategic development priorities for the Borough which includes regeneration sites in south and central Whitehaven.

Policy SS1 seeks to improve the housing offer across the Borough.

Policy SS2 seeks to achieve sustainable housing growth by focussing new housing development within accessible locations to meet the needs of the community.

Policy SS3 requires developers to demonstrate the provision of a balanced mix of housing types.

Development proposals should be assessed according to how they meet identified needs and aspirations of housing need as set out in the SHMA. Whitehaven and its fringes are classed as a priority ensuring that housing meets special needs for example those of older people where there is a genuine need and demand in a particular locality.

Policy SS4 encourages the provision of community facilities which meet the needs of local communities that are accessible by public transport, cycling or on foot. Services and facilities which benefit the less mobile or more deprived members of the community and which maximum opportunities for people to improve their health and well-being will be given particular support.

Policy SS5 promotes the provision and access to open space and green infrastructure.

Policy ER 4 seeks to ensure that adequate land is available for economic development over the next 20 years. The Local Plan acknowledges that there is an apparent surplus of 40 hectares. Also land which is unattractive for industry and business uses should be released for other alternative uses.

Policy ENV 1 sets out an approach to ensure that new build development is not prejudiced by flood risk. Any risk should be managed appropriately. In particular the policy seeks to ensure that development on important regeneration sites in Whitehaven town centre and the Pow Beck valley are designated to address the existing levels of flood risk without increasing flood risk elsewhere.

Policy ENV 3 seeks to ensure that new development will protect and enhance biodiversity and geodiversity.

Development Management Policies

The Development Management policies are set out to provide further detail on how the Core Strategy will be implemented. The following policies are relevant to this development:-

Policy DM 3 seeks to safeguard employment areas. It does permit proposals for non-employment uses on land allocated for employment where it can be demonstrated that:-

- The site is no longer viable for employment use and would not make a significant contribution to the Boroughs employment land requirements
- There are no suitable alternatives for proposal
- The development provides benefits that significantly outweigh the loss of land and employment uses
- Alternatives which comprise a mix of uses which provide employment opportunities will be preferable to single use residential development.

Policy DM10 requires new development to be of a high standard of design to enable the fostering of 'quality places'. In doing so development should respond positively to the character of the site and it's immediate and wider setting, paying careful attention to scale, massing and arrangement. Likewise, development should create and maintain reasonable standards of general amenity.

Policy DM11 seeks to ensure that development proposals reach high standards of sustainability.

Policy DM12 sets out specific design standards for new residential development, including the need to retain appropriate separations distances.

Policy DM22 requires all development proposals to be accessible to all users.

Policy DM24 seeks to ensure that new development is not at unacceptable risk of flooding and appropriate mitigation measures should be provided where necessary.

Policy DM25 seeks to ensure that new development protects nature conservation, habitats and protected species.

Policy DM 26 seeks to ensure that new development proposals do not have an adverse impact on the landscape of the Borough.

Supplementary Planning Document (SPD)

The Whitehaven Town Centre and Harbourside SPD was adopted in September 2012. This SPD identifies the site as presenting a negative visual image to the locality. It stresses that the site could accommodate a significant mixed use development and that standard suburban layouts and low

densities should be avoided. Instead the Council would welcome an “urban village” approach of high density, mixed uses.

ASSESSMENT

This site was previously in use for commercial purposes and has remained vacant for a number of years. The condition of the buildings has deteriorated over time and the site is now having a detrimental impact on the visual amenity of the local area.

The site forms an area of brownfield land and lies within an accessible town centre location. On this basis it is considered to comply with the sustainable development principles of the Local Plan.

The site forms part of a larger site encompassing The Ginns which is allocated as an Employment Opportunity Site. The site has been actively marketed for approximately 2 years but has failed to generate any interest as a site for industrial uses. Policy ER4 of the Core Strategy does allow land that is unattractive for industry and business uses to be released for other alternative uses. Specifically Policy DM 3 does permit proposals for non-employment uses on land allocated for employment where it can be demonstrated that the site is no longer viable for employment use and would not make a significant contribution to the Boroughs employment land requirements.

Although a Care Home cannot be classed as an employment use it is anticipated that the development would employ 19 full time and 11 part time staff who would provide care and support to the occupants of the units. It could also form the first element of a mixed use scheme and would not prejudice the development of the adjoining larger employment site which is under a different ownership. It is hoped that this development will provide a catalyst for other regeneration within the area.

It is also a material consideration to consider the benefits that will result from this proposal.

Housing Need

This application will help to meet an identified need for extra care housing as set out in the Copeland Housing Strategy (2011-2015), the SHMA (2011) and the Cumbria Extra Care Housing Strategy. The submitted scheme also has the support of both the Councils Housing Manager and the County Councils Adult Social Care team.

The SHMA recognises the need to diversify the housing options available to older people and refers specifically to the key objective of providing additional extra care accommodation. The age profile of Copeland's population is expected to shift dramatically over the next few decades with the number of older people increasing. The SHMA recognises that addressing the accommodation requirements of older people is going to become a major strategic challenge for Copeland Borough over the next few decades.

One of the key conclusions in the SHMA is that the range of housing options available to older people needs to be diversified through the development of open market housing marketed at older people and the development of extra care accommodation.

This proposal provides an opportunity to address an increasing housing need for older people within the Borough where at present such facilities are limited. The SHMA identifies that there are only 34 units providing extra care within the Borough. Genuine and proven need and demand in Whitehaven.

This building will be operated by Impact Housing in conjunction with Cumbria County Council and its occupancy will be restricted to the over 55s which will ensure that the accommodation is targeted specifically to meet the defined housing need.

Design

The proposal would secure the redevelopment of a brownfield site, remove the redundant commercial buildings from the site and provide a new viable use. The submitted scheme is considered to be of an appropriate design and has resulted from detailed discussions with the applicant's agent. Although the building is large in scale variations in height, an indented frontage onto Coach Road and also the use of blocks of colour have been included to break up its bulk and massing. The proposed materials will respect the character and appearance of the town. The provision of a green open space and additional landscaping will also enhance the appearance of the locality.

The other main issues raised by this application relate to flood risk and highways.

Flood Risk

The site lies within Flood Zone 2 and the guidance set out in NPPF and the accompanying Technical Guide indicates that residential care homes fall within the “more vulnerable” category but are appropriate and compatible uses within Flood Zone 2.

A sequential test has been submitted with the planning application. This demonstrates that there are no reasonably available sites in Flood Zone 1 within Whitehaven which would be of sufficient size to accommodate a development of this scale. There is also a current defined need for this type of development.

The development has been designed to ensure that it will not be vulnerable to flooding and will not increase the risk of flooding elsewhere. The ground floor level of the building has been raised to 8.3 AOD which is well above the extreme flood level identified by the Environment Agency (7.79 AOD). The Environment Agency has confirmed that they are satisfied with the proposal subject to appropriate planning conditions.

Highways

The vehicular access has been sited and designed to achieve the maximum visibility splays onto Coach Road. The Highway Authority accept that the traffic generated by the development would not exceed the traffic levels associated with the previous use of the site and therefore this development will have negligible impact on the highway. Amendments to the layout of the site have also been negotiated to improve facilities for deliveries and the turning of vehicles within the site.

CONCLUSION

The proposal would result in the redevelopment of a brownfield site and remove the redundant commercial buildings on the site. The submitted scheme is considered to be of an appropriate design and will provide accommodation to meet a defined housing need for the over 55s. These benefits are considered to outweigh the loss of an element of an allocated employment site in this case.

Recommendation:-

Approve

Conditions

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

Reason

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

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
 - Site Location Plan, scale 1:1250, drawing number 1760-LOC, received on 24 March 2014
 - Existing Plan and Sections, scale 1:500, drawing number 1760-002, received on 24 March 2014
 - Floor Plans as Proposed, scale 1:200, drawing number 1760-010 A, received on 24 March 2014
 - Proposed Site Plan, scale 1:@500, drawing number 1760-011 E, received on 16 May 2014
 - Elevations as Proposed, scale 1:200, drawing number 1760-012, received on 24 March 2014
 - Site Sections as Proposed, scale 1:200, drawing number 1760-013, received on 24 March 2014
 - Bungalows – Plans and Elevations, scale 1:200, drawing number 1760-014, received on 24 March 2014
 - Planning Statement prepared by Garner Planning Associates, reference CNG/287/CC, dated 17 March 2014 and received on 24 March 2014
 - Design and Access Statement prepared by Harrison Pitt Architects, reference 1760/D/140314-DAS 1, dated 14 March 2014 and received on 24 March 2014
 - Transport Statement prepared by Civic Engineers, reference 559-01, dated 03 March 2014 and received on 24 March 2014
 - Phase 1 Site Condition Report prepared by Civic Engineers, reference 559-01, dated 27 February 2014 and received on 24 March 2014
 - Ecological Appraisal prepared by Envirotech Information, reference 1922, received on 24 March 2014
 - Coal Mining Report prepared by The Coal Authority, reference 51000432176001, dated 11 December 2013, received on 24 March 2014
 - Statement of Community Involvement, prepared by Garner Planning Associates, dated 14 March 2014
 - Flood Risk Assessment prepared by Civic Engineers, reference 559-01, dated 27 February 2014 and received on 24 March 2014

Reason

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

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

Reason

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

4. A sample panel of the proposed external facing materials shall be erected on the site for the further written approval of the Local Planning Authority and this approval shall be obtained before any of the superstructure is erected. This panel shall be of sufficient size to indicate the method of jointing and coursing to be used.

Reason

For the avoidance of doubt and to ensure that the proposed materials will not adversely affect the character and appearance of the locality

5. Prior to the commencement of development (excluding demolition works), a scheme for surface water and foul water drainage (inclusive of how the scheme shall be maintained and managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme submitted for approval shall be in accordance with the principles set out in the Flood Risk Assessment dated 27 February 2014 proposing surface water discharging into the beck. No part of the development shall be occupied until the drainage scheme has been constructed in accordance with the approved details. For the avoidance of doubt, neither surface water, nor land drainage, nor highway drainage shall connect into the public sewerage system (directly or indirectly). The development shall be completed, maintained and managed in accordance with the approved details.

Reason

For the avoidance of doubt and to ensure a satisfactory form of drainage.

6. Prior to the commencement of development (excluding demolition works) an appropriate strategy which sets out how the historic stone culvert which crosses the site will be dealt with shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be based on further survey and sampling investigation work undertaken on site. Development shall be carried out in accordance with the approved details at all times thereafter.

Reason

For the avoidance of doubt and to ensure that the existing stone culvert is accommodated as part of the development to prevent contamination of water courses.

7. The access roads, parking areas shall be designed, constructed drained and lit, to the satisfaction of the Local Planning Authority and in this respect full engineering details, shall be submitted and approved before work (excluding demolition works) commences on site.

Reason

To ensure a minimum standard of construction in the interests of road safety.

8. The extra care & dementia facility and bungalows shall not be occupied until the pedestrian and vehicular access routes and parking/hardstanding areas have been constructed in accordance with the approved plan. All such provision shall be retained, capable of use thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason

To ensure a minimum standard of access and public safety/security when the development is brought into use.

9. Full details of the sustainable surface water drainage system shall be submitted to the Local Planning Authority for approval prior to any development (excluding demolition works) being commenced. Any approved works shall be implemented

prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

10. The whole of the vehicular access areas bounded by the carriageway edge and the highway boundary shall be constructed and drained in accordance with a specification which has been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of road safety.

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

Reason

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

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

Reason

To ensure the implementation of a satisfactory landscaping scheme.

13. Prior to the commencement of development (excluding demolition works) a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To protect controlled waters and comply with the National Planning Policy Framework.

14. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason

To protect controlled waters and comply with the National Planning Policy Framework.

15. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 559-01 produced by Civic Engineers and dated 27th February 2014 and the following mitigation measures detailed within the FRA:

- Section 5.0 bullet point 1 of the FRA states that ground floor levels will be set at the 1 in 100 year climate change flood level 600mm (8.39mAOD).
- Section 5.0 bullet point 2 of the FRA states that safe access routes will be provided from all areas of the development that can be occupied to "safe haven" within Flood Zone 1 on Coach Road at the western end of the development (minimum level 7.91mAOD).
- Section 5.0 bullet point 3 of the FRA states that smaller vehicles (to a maximum of 7.5T and including ambulances) will be able to access the development from the higher level on Coach Road if necessary in the event of an emergency.
- Section 5.0 bullet point 4 of the FRA states that the proposed new apartment block will be raised above ground level "on stilts" so as not to displace flood water.
- Section 5.0 bullet point 5 of the FRA states that the surface water run-off generated by the 1 in 100 year critical storm will be limited so that it will not exceed the run-off from the undeveloped site and will not increase the risk of flooding off-site. This should be the basis of forming a surface water management strategy that will ensure that no run-off from the site will flow towards Coach Road as per Section 9.0 paragraph 4 of the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and by ensuring that compensatory storage of flood water is provided.

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

Reason

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

17. The development shall implement all of the mitigation and compensation measures set out in the Ecological Appraisal, prepared by Envirotech, reference 1922, and submitted as part of the planning application.

Reasons

To protect the ecological interests evident on the site.

18. The development shall implement all of the mitigation and compensation measures set out in the Bat Report, prepared by Envirotech, reference 1922, and submitted as part of the planning application.

Reasons

To protect the ecological interests evident on the site.

19. Before development (excluding demolition works) is commenced a scheme to provide bat roosts shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed and made operational before any of the apartments or bungalows are occupied and shall be retained thereafter.

Reason

To protect and conserve existing wildlife present on the site by providing appropriate levels of mitigation.

Informatives

1. No works can be undertaken within the Highway (including verge area) until the developer has obtained a Highways Act 1980, Section 184 Streetworks licence. It will also be necessary for the redundant existing vehicular accesses to be removed and footway reconstructed along the site frontage.

2. Several public sewers cross this site. United Utilities has indicated that they will not permit building over them. They have also specified that they will require an access strip width of 8 metres, 4 metres either side of the centre line of each sewer for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Development Engineer, Josephine Wong, at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.
3. The culverted watercourse that crosses the site is not a United Utilities Asset and contact should be made with the riparian owner who is responsible for the watercourse.
4. Under the terms of the Water Resources Act 1991, and the North West Land Drainage Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of Pow Beck, designated a 'main river'.

The Flood Defence Consent will control works in, over, under or adjacent to main rivers (including any culverting).

Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

ITEM NO: 4.

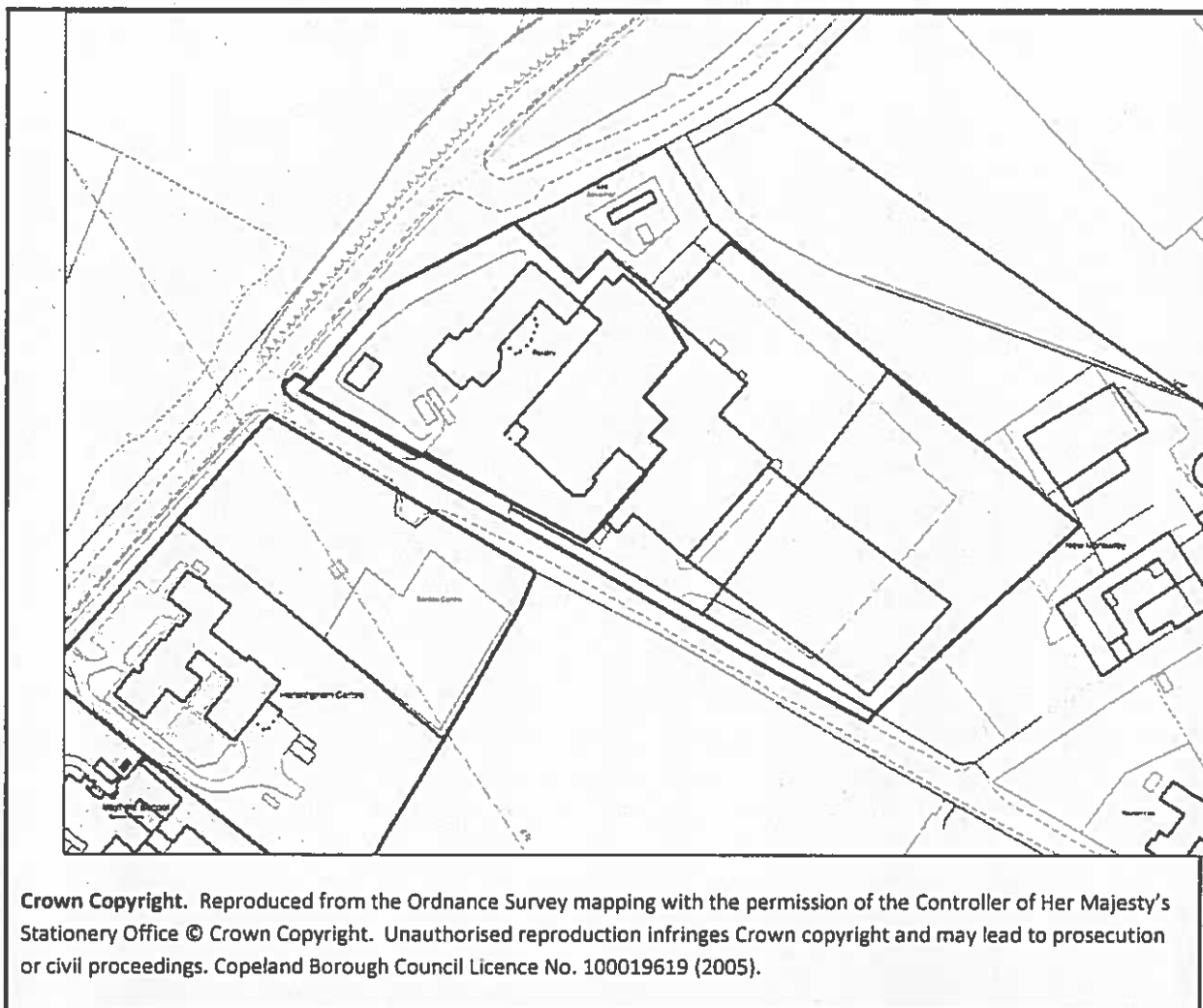


To: PLANNING PANEL

Development Control Section

Date of Meeting: 18/06/2014

Application Number:	4/14/2176/001
Application Type:	Outline : CBC
Applicant:	G & A M Lawson Ltd
Application Address:	CUMBERLAND COLD STORAGE LTD, HENSINGHAM, WHITEHAVEN
Proposal	OUTLINE APPLICATION FOR DEMOLITION OF PART OF VACANT FORMER FISH FACTORY, REMOVAL OF VEHICLE HARD STANDINGS AND SERVICE AREAS AND ERECTION OF 34 DWELLINGS WITH ASSOCIATED LANDSCAPING AND ACCESS
Parish:	Whitehaven
Recommendation Summary:	Site Visit



INTRODUCTION

This application relates to a part brownfield site which lies to the eastern extent of the Whitehaven settlement boundary. It front onto Moresby Road to the west site boundary and has road access to the frontage onto Whelpside, which is an unclassified road between Moresby Road and Cleator Moor. The site covers 1.35 hectares with the vacant former fish processing factory occupying the majority of the site with associated surrounding hard standing areas. The operational use of the site ceased in 2011.

PROPOSAL

Outline planning permission is sought for the erection of 34 dwellings on the site. The application seeks to establish the principle of developing the site for residential purposes and matters relating to access, layout and landscaping with other matters relating to scale and appearance reserved for subsequent approval.

A full planning application is also included within this agenda for the redevelopment of the west section of the site for a commercial development of 8 units for B1 & B2 uses (4/14//2177/OF1 refers) as part of a mixed used scheme for the site.

Although in outline form the Design and Access Statement which accompanies the application sets out the following intended design principles:-

- The part of the site proposed for residential development forms the south east portion of the site, which is generally flat with good views of the open countryside to the north.
- There is a significant tree belt to the south east boundary of the site which is to be retained as part of the development.
- The development of the site would be at a density of 25 dwellings per hectare reflecting the peripheral location on the edge of the settlement.
- The scheme includes a portion of affordable housing (6 units).
- There is a varied housing mix within the proposal from 3 – 5 bedrooms and includes detached and semi-detached.
- The development will be served by a central spine road with cul de sacs set around the main access.

The application is accompanied by the following information:-

- Site Location Plan
- Proposed Site Plan
- Landscape Structure Plan
- Design & Access Statement
- Stage 1 Road Safety Audit
- Transport Statement
- Tree Survey Report
- Landscape Visual Appraisal
- Flood Risk Assessment
- Foul Sewage and Utilities Assessment
- Habitat and Scoping Survey
- Ground Investigation Report
- Desktop Study
- Draft S106 which relates to affordable housing provision

CONSULTATION RESPONSES

The application is currently out for consultation with a number of technical bodies and also the local residents who live in close proximity to the site. The responses received to date are listed below:-

Environment Agency

Outline planning permission could be granted providing that a condition is imposed on any permission which requires the development to be carried out in accordance with the Flood Risk Assessment (FRA) submitted with the application and a condition relating to contaminated land.

Arboricultural Consultant

No objection to the application, but has suggest that a detailed landscape scheme should be conditioned as part of any approval.

Natural England

No objections to the application

Cumbria County Council Historic Environment

Have no comments to make on the application

Cumbria County Council Education

The County Council will not be seeking a contribution to education infrastructure

Cumbria County Council Highways

No objections to the application subject to conditions

Coal Authority

No objections to the application

United Utilities

No objections to the application subject to conditions

Other

To date 3 letters of objection have been received from local residents from the Alma Bank/Whelpside area. The main concerns raised can be summarised as follows:-

- The development of the site will vastly increase traffic flow along a road that is insufficient to take any extra traffic and car already be dangerous for road users and pedestrians.

PLANNING POLICY

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the planning guidelines at a national level and outlines that the purpose of the planning system is to contribute to the achievement of sustainable development.

It identifies three dimensions to sustainable development: economic, social and environmental. A social role is defined as supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of the present and future generations.

Paragraph 22 stresses that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. It goes on to say that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

In terms of housing, paragraph 47 encourages Local Planning Authorities to provide market and affordable housing to meet evidenced needs. Paragraph 50 requires Local Planning Authorities to deliver a wide choice of high quality homes to meet the needs and demands of the community.

As regards design, paragraph 56 attaches great importance to the design of the built environment and acknowledges that good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 clarifies that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live and respond to local character and reflect the identity of local surroundings and materials.

The NPPF requires proposals to be determined in accordance with the development plan unless material considerations determine otherwise. It allows full weight to be given to relevant local plan policies until March 2013.

Copeland Local Plan 2013-2016

The Local Development Framework Core Strategy and Development Management Policies DPD (known as the Copeland Local Plan 2013-2028) was recently adopted by the Council in December 2013. It now replaces the majority of the policies within the former Copeland Local Plan 2001-2016 with the exception of those policies that allocate land (which are listed in Appendix 1 of the document).

The adopted Plan is consistent with the NPPF and paragraph of the NPPF makes it clear that all applications must be determined in accordance with the Development Plan.

Policy ST1 of the Core strategy sets out the fundamental principles that will achieve sustainable development. Among other things it seeks to ensure that development creates a residential offer which meets the needs and aspirations of the Boroughs housing markets and is focused on previously developed land away from greenfield sites. It also seeks to ensure that new development addresses land contamination with appropriate remediation measures.

Policy ST2 sets a spatial development strategy whereby development should be guided to the principle settlement and other centres and sustain rural services and facilities. It lists Whitehaven as the principal settlement within the Borough where the largest scale development and regeneration shall be focussed.

Policy SS1 seeks to improve the housing offer across the Borough.

Policy SS2 seeks to achieve sustainable housing growth by focussing new housing development within accessible locations to meet the needs of the community.

Policy SS3 requires developers to demonstrate the provision of a balanced mix of housing types. It sets out that development proposals should be assessed according to how they meet identified

needs and aspirations of housing need as set out in the SHMA. Whitehaven is listed as being suitable for executive and high quality family housing in addition to bungalows.

Policy SS5 promotes the provision and access to open space and green infrastructure.

Policy ENV 3 seeks to ensure that new development will protect and enhance biodiversity and geodiversity.

Locality

The Core Strategy identifies Whitehaven as one of six "Localities".

The Core Strategy and Housing Strategy propose that 45% of new housing development in Copeland is accommodated within Whitehaven. Rebalancing of the housing markets in Whitehaven Locality means a substantial increase in the supply of larger and more expensive homes as well as some modern affordable housing.

Development Management Policies

The Development Management policies are set out to provide further detail on how the Core Strategy will be implemented. The following policies are relevant to this development:-

Policy DM 3 seeks to safeguard employment areas but does allow for non-employment uses subject to it being demonstrated that the site is no longer viable, there are no suitable alternatives or that the benefits significantly outweigh the loss of the employment use. It also notes that alternative uses which comprise a mix of uses will be preferable to a single residential use.

Policy DM10 requires new development to be of a high standard of design to enable the fostering of 'quality places'. In doing so development should respond positively to the character of the site and it's immediate and wider setting, paying careful attention to scale, massing and arrangement. Likewise, development should create and maintain reasonable standards of general amenity.

Policy DM11 seeks to ensure that development proposals reach high standards of sustainability.

Policy DM12 sets out specific design standards for new residential development, including the need to retain appropriate separations distances.

Policy DM22 requires all development proposals to be accessible to all users.

Policy DM25 seeks to ensure that new development protects nature conservation, habitats and protected species.

Policy DM 26 seeks to ensure that new development proposals do not have an adverse impact on the landscape of the Borough.

ASSESSMENT

This application relates to a brownfield site which lies within the designated development boundary for Whitehaven. It forms part of an overall proposal to redevelop the former fish factory to provide a mix of employment and housing units. As these two proposals raise a number of planning issues it is considered appropriate for Members to undertake a site visit to fully appraise all of the material planning considerations prior to their determination.

Recommendation:-

Site visit

ITEM NO: 5.



To: PLANNING PANEL

Development Control Section

Date of Meeting: 18/06/2014

Application Number:	4/14/2177/OF1
Application Type:	Full : CBC
Applicant:	G & A M Lawson Ltd
Application Address:	CUMBERLAND COLD STORAGE LTD, HENSINGHAM, WHITEHAVEN
Proposal	DEMOLITION OF VACANT FORMER FISH FACTORY AND ERECTION OF 1,521 SQ M OF B1 AND B2 COMMERCIAL DEVELOPMENT WITH ASSOCIATED LANDSCAPING AND ACCESS
Parish:	Whitehaven
Recommendation Summary:	Site Visit



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INTRODUCTION

This application relates to a part brownfield site which lies to the eastern extent of the Whitehaven settlement boundary. It front onto Moresby Road to the west site boundary and has road access to the frontage onto Whelpside, which is an unclassified road between Moresby Road and Cleator Moor. This site covers 0.76 hectares with the vacant former fish processing factory occupying the majority of the site with associated surrounding hard standing areas. The operational use of the site ceased in 2011.

PROPOSAL

Full planning permission is sought for the erection of 8 commercial units on the site, which would provide 1,521 sq m of space for B1 or B2 use (business office use/light industry and general industry).

An outline planning application is also included within this agenda for the redevelopment of the east section of the site for a housing development of 34 units (4/14/2176/001 refers) as part of a mixed used scheme for the overall site.

The proposed commercial units will be set around a central access road from an existing point of access for the vacant factory. It is separate from the residential access proposed on the site, but is still accessed from the Alma Bank/Whelpside unclassified road.

The units are of varied sizes, including single and two storey, and will be available for either lease or sale. They are of a simple design with white painted blockwork walls, dark grey metal profiled sheeting to the roof and timber windows and doors. Each unit will have dedicated parking spaces within the site and modest area of landscaping will be located around the development.

The applicants agent has outlined that two of the proposed 8 units have been pre-let and argues that this confirms the potential demand for such sized units whereas the existing large single factory unit remained unused for 3 years prior to this application.

The application is accompanied by the following information:-

- Site Location Plan
- Proposed Site Plan
- Detailed Unit floor plans and elevations
- Landscape Structure Plan
- Design & Access Statement
- Stage 1 Road Safety Audit
- Transport Statement
- Tree Survey Report
- Landscape Visual Appraisal
- Flood Risk Assessment
- Foul Sewage and Utilities Assessment
- Habitat and Scoping Survey
- Ground Investigation Report
- Desktop Study

CONSULTATION RESPONSES

The application is currently out for consultation with a number of technical bodies and also the local residents who live in close proximity to the site. The responses received to date are listed below:-

Environment Agency

Planning permission could be granted providing that a condition is imposed on any permission which requires the development to be carried out in accordance with the Flood Risk Assessment (FRA) submitted with the application and a condition relating to contaminated land.

Arboricultural Consultant

No objection to the application, but has suggest that a detailed landscape scheme should be conditioned as part of any approval.

Cumbria County Council Historic Environment

Have no comments to make on the application

Cumbria County Council Highways

No objections to the application subject to conditions

Coal Authority

No objections to the application

United Utilities

No objections to the application subject to conditions

Other

To date 3 letters of objection have been received from local residents from the Alma Bank/Whelpside area. The main concerns raised can be summarised as follows:-

- The development of the site will vastly increase traffic flow along a road that is insufficient to take any extra traffic and car already be dangerous for road users and pedestrians.

- The erection of the commercial units is unnecessary as there are empty units on the Whitehaven Commercial Park at Moresby less than a mile away.

PLANNING POLICY

National Planning Policy Framework

The National Planning Policy Framework (NPPF) which came into effect in March 2012, sets out the Government's current planning policies and how these are to be applied. It introduces a presumption in favour of sustainable development and emphasises that the purpose of the planning system is to contribute to the achievement of this.

In terms of delivering sustainable development paragraphs 18, 19 and 20 are relevant and advocate this. They emphasise the commitment towards building a strong, competitive economy.

Paragraph 19 states in particular that planning should operate to encourage and support sustainable economic growth.

Paragraph 21 stresses the importance of supporting existing business sectors, facilitating investment and realises that policies should be flexible enough to accommodate needs.

Paragraph 56 outlines that the Government attaches great importance to the design of the built environment and good design is a key aspect of sustainable development.

Paragraph 64 clarifies that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 173 seeks to ensure viability and deliverability. It clarifies that pursuing sustainable development requires careful attention to viability and costs in decision taking.

The NPPF is a material consideration in determining planning applications and requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Copeland Local Plan 2013 - 2028

The Core Strategy and Development Management Policies DPD (now referred to as the Copeland Local Plan 2013 – 2026) which replaces most of the Policies in the Local Plan 2001-16 was adopted in December 2013.

The Policies in the Core Strategy and Development Management Policies DPD are a material consideration when determining planning applications.

Policy ST1 of the Core strategy sets out the fundamental principles that will achieve sustainable development in the Borough, including support for development proposals which develop or retain

jobs in suitable locations. It advocates the reuse of brownfield land and supports the reclamation and redevelopment of vacant and derelict sites.

ST 2 Spatial Development Strategy and ST 3 Strategic Development Priorities - outline the overall spatial and regeneration strategies for the Borough. It sets a spatial development strategy whereby development should be guided to the principle settlement and other centres and sustain rural services and facilities. ST3 identifies Whitehaven as a priority for development which will provide economic growth and regeneration.

ER4: Land and Premises for Economic Development - this aims to ensure that there is an adequate supply of land in the Borough for business development and includes safeguarding employment areas.

ER5: Improving the Quality of Employment Space – this aims to ensure that good quality premises and an attractive environment for business which will help economic regeneration.

ER6: Location of Employment – advocates locating economic activity in areas where there are shared services, facilities and the potential for growth.

Development Management Policies

The Development Management policies are set out to provide further detail on how the Core Strategy will be implemented. The following policies are relevant to this development:-

Policy DM 3 seeks to safeguard employment areas but does allow for non-employment uses subject to it being demonstrated that the site is no longer viable, there are no suitable alternatives or that the benefits significantly outweigh the loss of the employment use. It also notes that alternative uses which comprise a mix of uses will be preferable to a single residential use.

Policy DM10 requires new development to be of a high standard of design to enable the fostering of 'quality places'. In doing so development should respond positively to the character of the site and its immediate and wider setting, paying careful attention to scale, massing and arrangement. Likewise, development should create and maintain reasonable standards of general amenity.

Policy DM11 seeks to ensure that development proposals reach high standards of sustainability.

Policy DM 26 seeks to ensure that new development proposals do not have an adverse impact on the landscape of the Borough.

ASSESSMENT

This application relates to a brownfield site which lies within the designated development boundary for Whitehaven. It forms part of an overall proposal to redevelop the former fish factory to provide a mix of employment and housing units. As these two proposals raise a number of planning issues it is considered appropriate for Members to undertake a site visit to fully appraise all of the material planning considerations prior to their determination.

Recommendation:-

Site visit

ITEM NO: 6.

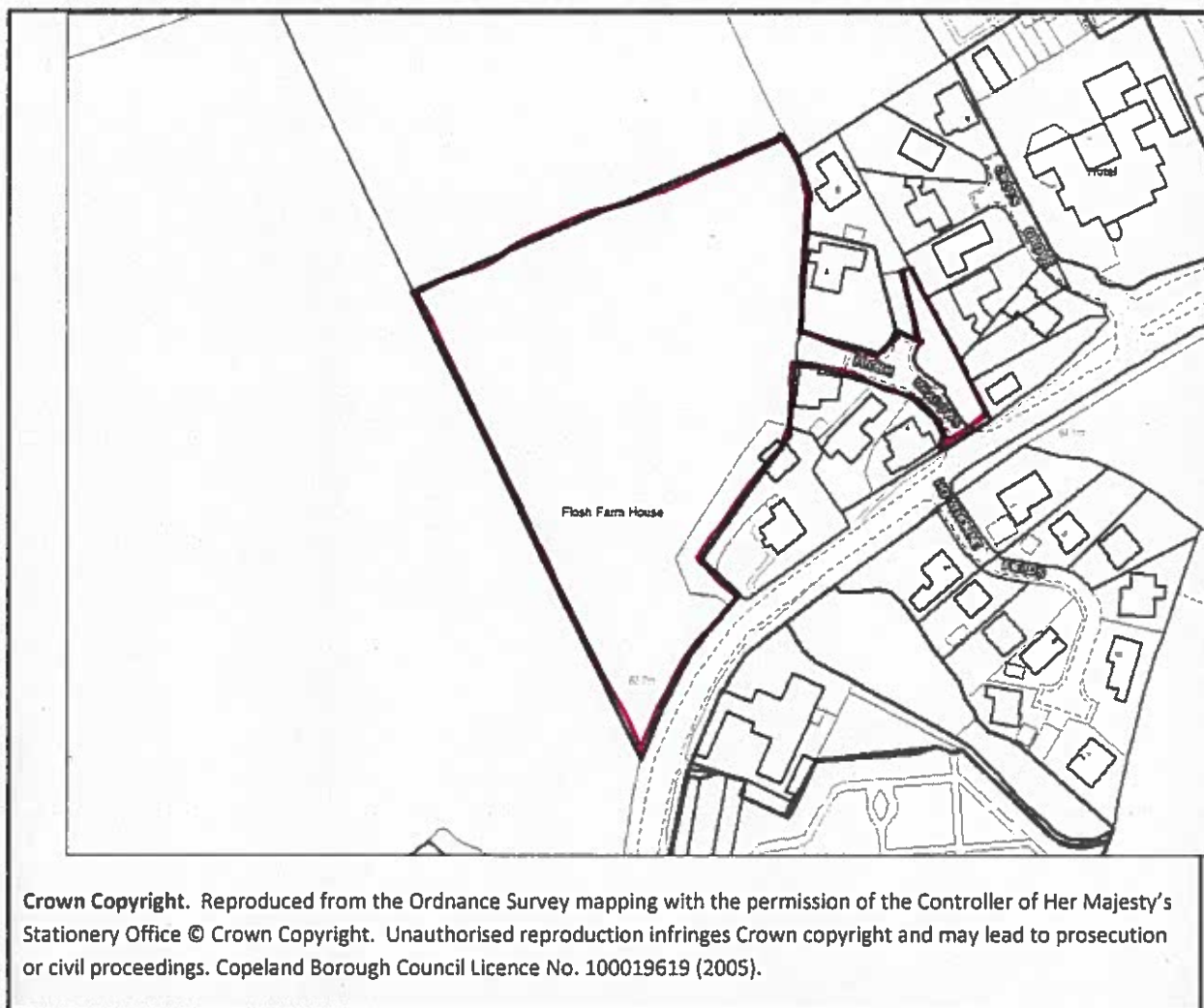


To: PLANNING PANEL

Development Control Section

Date of Meeting: 18/06/2014

Application Number:	4/14/2183/001
Application Type:	Outline : CBC
Applicant:	Lakeland Associates (Cleator) Ltd
Application Address:	LAND AT FLOSH FARM HOUSE, CLEATOR
Proposal	OUTLINE APPLICATION FOR HOUSING DEVELOPMENT
Parish:	Cleator Moor
Recommendation Summary:	Site Visit



INTRODUCTION

This application relates to a greenfield site which lies adjacent to A5086, to the rear of the Flosk Farm House and the 4 dwellings on Flosk Meadows. The land is located centrally within the linear settlement of Cleator. The site covers 1.2 hectares and is currently in use for agricultural purposes.

PROPOSAL

Outline planning permission is sought for the erection of 28 dwellings. The application seeks to establish the principle of developing the site for residential purposes and approval for the access, with all other matters relating to layout, scale, appearance and landscaping reserved for subsequent approval.

Although in outline form the Design and Access Statement which accompanies the application sets out the following intended design principles:-

- The intention for the site is to be developed by self-builders who wish to design and develop their own properties.
- The housing mix on the site will therefore be determined by the occupants/self-builders.
- The idea of self-build plots accords with the Governments Localism agenda.
- The layout of the site will reflect the design factors attributable to Building for Life standards
- The layout includes an area of open space provided centrally within the development
- Landscaping will be reinforced and enhanced along the edge of the development site.

The application is accompanied by the following information:-

- Site Location Plan
- Proposed Site Plan
- Design & Access and Planning Statement
- Flood Risk and Drainage Statement
- Travel Plan
- Transport Assessment
- Ecology and Tree Report
- Habitat Survey

CONSULTATION RESPONSES

The application is currently out for consultation with a number of technical bodies and also the local residents who live in close proximity to the site. The responses received to date are listed below:-

Environment Agency

Outline planning permission could be granted providing that a condition is imposed on any permission which requires the development to be carried out in accordance with the Flood Risk Assessment (FRA) submitted with the application.

Cleator Moor Town Council

No objection to the application.

Arboricultural Consultant

No objection to the application, but has suggest that a detailed landscape scheme should be conditioned as part of any approval.

Cumbria County Council Historic Environment

Have no comments to make on the application

Cumbria County Council Education

The County Council will not be seeking a contribution to education infrastructure

Cumbria County Council Highways

No objections to the application subject to conditions

Other

To date 2 letters of objection have been received from local residents, one of which is signed by the residents of three dwellings in Flosch Meadows. The main concerns raised can be summarised as follows:-

- Adverse impacts on residential amenity including loss of privacy
- Development is on greenfield land whereas it should be prioritised on previously developed land
- The site lies outside the development boundary in open countryside
- It will have an adverse visual impact on the locality
- Potential increase in flood risk to the existing properties
- Increased vehicular movements and adverse impacts on highway safety
- The self-build plots will increase the development time causing additional problems for residents

PLANNING POLICY

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the planning guidelines at a national level and outlines that the purpose of the planning system is to contribute to the achievement of sustainable development.

It identifies three dimensions to sustainable development: economic, social and environmental. A social role is defined as supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of the present and future generations.

In terms of housing, paragraph 47 encourages Local Planning Authorities to provide market and affordable housing to meet evidenced needs.

Paragraph 49 advises that housing applications should be considered in the context of the presumption in favour of sustainable development. It also stresses that Local Planning Authorities should be able to demonstrate a five year supply of deliverable housing sites.

Paragraph 50 requires Local Planning Authorities to deliver a wide choice of high quality homes to meet the needs and demands of the community.

As regards design, paragraph 56 attaches great importance to the design of the built environment and acknowledges that good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 clarifies that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live and respond to local character and reflect the identity of local surroundings and materials.

The NPPF requires proposals to be determined in accordance with the development plan unless material considerations determine otherwise. It allows full weight to be given to relevant local plan policies until March 2013.

Copeland Local Plan 2013-2016

The Local Development Framework Core Strategy and Development Management Policies DPD (known as the Copeland Local Plan 2013-2028) was recently adopted by the Council in December 2013. It now replaces the majority of the policies within the former Copeland Local Plan 2001-2016 with the exception of those policies that allocate land (which are listed in Appendix 1 of the document).

The adopted Plan is consistent with the NPPF and paragraph of the NPPF makes it clear that all applications must be determined in accordance with the Development Plan.

Policy ST1 of the Core strategy sets out the fundamental principles that will achieve sustainable development. Among other things it seeks to ensure that development creates a residential offer which meets the needs and aspirations of the Boroughs housing markets and is focused on previously developed land away from greenfield sites.

Policy ST2 sets a spatial development strategy whereby development should be guided to the principle settlement and other centres and sustain rural services and facilities. It lists Cleator as one of the Local Centres where appropriately scaled development will be permitted to sustain services and facilities for local communities.

The settlement hierarchy in the context of the Local Plan as set out in figure 3.2 suggests that housing should be within the defined physical limits although it does acknowledge the possibility of small extensions to sites on the edge of settlements.

The Core Strategy also acknowledges that the Council will review settlement boundaries and notes the intention to consider Cleator (north side) for review, stressing that the land which may be involved is identified in the SHLAA.

Policy SS1 seeks to improve the housing offer across the Borough.

Policy SS2 seeks to achieve sustainable housing growth by focussing new housing development within accessible locations to meet the needs of the community.

Policy SS3 requires developers to demonstrate the provision of a balanced mix of housing types. It sets out that development proposals should be assessed according to how they meet identified needs and aspirations of housing need as set out in the SHMA. Cleator and the other settlements within the north of the Borough are listed as being suitable for executive and high quality family housing.

Policy SS5 promotes the provision and access to open space and green infrastructure.

Policy ENV 1 sets out an approach to ensure that new build development is not prejudiced by flood risk. Any risk should be managed appropriately.

Policy ENV 3 seeks to ensure that new development will protect and enhance biodiversity and geodiversity.

Locality

The Core Strategy identifies six groups of communities as “Localities” which are identified as distinctive functional areas having their own particular issues and needs. Cleator is located within the North East locality and is identified as suitable for high end market housing.

Development Management Policies

The Development Management policies are set out to provide further detail on how the Core Strategy will be implemented. The following policies are relevant to this development:-

Policy DM10 requires new development to be of a high standard of design to enable the fostering of ‘quality places’. In doing so development should respond positively to the character of the site and it’s immediate and wider setting, paying careful attention to scale, massing and arrangement. Likewise, development should create and maintain reasonable standards of general amenity.

Policy DM11 seeks to ensure that development proposals reach high standards of sustainability.

Policy DM12 sets out specific design standards for new residential development, including the need to retain appropriate separations distances.

Policy DM24 seeks to ensure that new development is not at unacceptable risk of flooding and appropriate mitigation measures should be provided where necessary.

Policy DM25 seeks to ensure that new development protects nature conservation, habitats and protected species.

Policy DM 26 seeks to ensure that new development proposals do not have an adverse impact on the landscape of the Borough.

ASSESSMENT

This application relates to a large residential development on greenfield land outside the development boundary for Cleator. As this proposal raises a number of planning issues it is considered appropriate for Members to undertake a site visit to fully appraise all of the material planning considerations prior to the determination of this application.

Recommendation:-

Site visit

ITEM NO: 7.

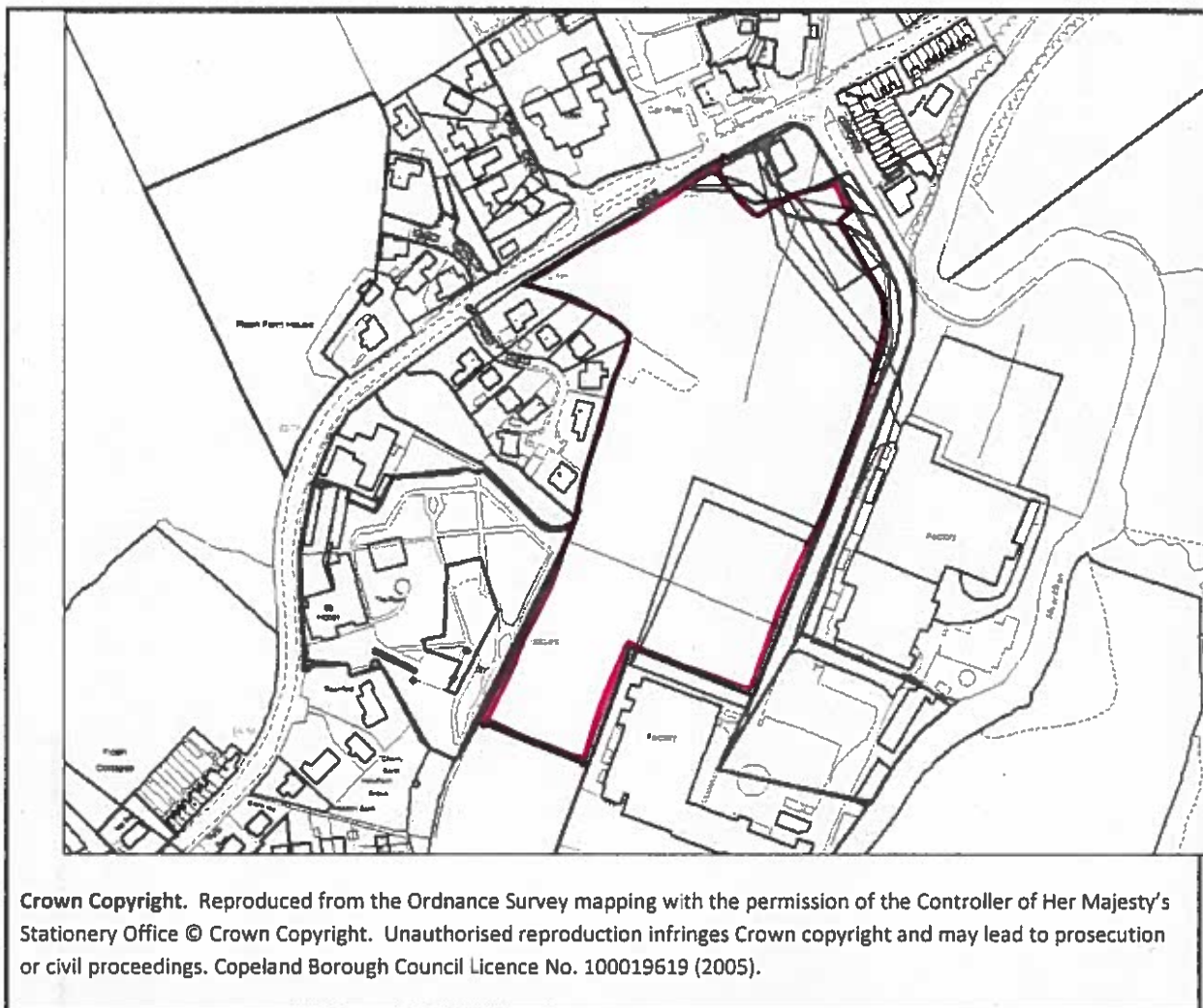


To: PLANNING PANEL

Development Control Section

Date of Meeting: 18/06/2014

Application Number:	4/14/2190/001
Application Type:	Outline : CBC
Applicant:	North Associates
Application Address:	LAND TO NORTH OF CLEATOR MILL, CLEATOR
Proposal	OUTLINE APPLICATION FOR ERECTION OF 79 DWELLINGS AND ASSOCIATED INFRASTRUCTURE/LANDSCAPING
Parish:	Cleator Moor
Recommendation Summary:	Site Visit



INTRODUCTION

Three separate planning applications have been submitted for the redevelopment of the former Cleator Mills site. A detailed application for the extension, alteration and conversion of the former mill buildings is included on the agenda under reference 4/14/2192/OF1. An outline application for the redevelopment of part of the former Kangol site for the erection of new offices is included on the agenda under reference 4/14/2191/001.

PROPOSAL

This application relates to a green area of land which lies adjacent to the former Kangol site at Cleator Mills, Cleator. The site covers 4.29 hectares and is currently in use for agricultural purposes.

Outline planning permission is sought for the erection of 79 dwellings on the land. The application seeks to establish the principle of developing the site for residential purposes and all matters relating to layout, scale, appearance, access and landscaping would be reserved for subsequent approval.

Although only in outline form an indicative layout plan has been submitted which illustrates that 79 units can be accommodated on the site. It is proposed to create a mixture of housing types ranging from 2 to 5 bedrooms. Each dwelling will be served by a private garden area and two off street parking spaces. The layout plan also illustrates the provision of several public open spaces, the retention of the existing mature trees on the site and also the addition of new landscaping.

Access into the site is to be achieved off a new entrance that is to be created off the A5086 which runs along the northern boundary of the site.

The application is accompanied by the following information:-

- Site Location Plan
- Site context and site analysis plan
- Illustrative Landscape Concept Plan
- Proposed site plan
- Proposed junction layout plan
- Design and Access Statement
- Planning Statement
- Flood Risk Assessment
- Transport Assessment
- Travel Plan
- Extended Phase 1 habitat survey
- Preliminary Environmental Risk Assessment
- Site investigation and updated environmental risk assessment
- Geophysical Survey
- Development Sustainability Assessment
- Desk based assessment
- Tree survey
- Unitary search summary,
- Soakaway test report
- Drainage statement
- Statement of community involvement

CONSULTATION RESPONSES

This application is currently out for consultation with a number of technical bodies and also local residents who live in close proximity to the site. The responses received to date are listed below:-

Town Council

The Town Councils initial view of the proposal is mixed. Local residents have raised concerns about flooding and the potential to increase flooding within the locality and also potential impact on an existing United Utilities pipe that runs into the River Ehen.

The Town Council has indicated that they intend to submit further comments once this proposal has been discussed in detail.

Other

Six letters of objection including a petition containing 98 signatures has been submitted in opposition to the development proposals. The following concerns have been raised to all three applications:-

- There is not a need for the number of houses being proposed
- Question the need for a café
- The site lies within flood zones 2 and 3 and is prone to flooding. This development will increase the levels of flooding on the site and also worsen the impact of flooding elsewhere within the locality
- The existing drainage and sewage facilities are inadequate to accept the level of flows that would result from this development
- The access is inadequate and would join a very busy road (A5086)
- The road network is already busy and could not accommodate the additional levels of traffic that will result from this proposal
- The level of development is excessive for Cleator and would have a detrimental impact on the locality
- The site is not allocated for development in the Local Plan and is currently a greenfield
- The development will have an adverse impact on wildlife and habitats
- The site is not well served by public transport

Three letters of support have also been received which outline that the development will be beneficial to the area as the site has been an eyesore for a considerable period of time.

PLANNING POLICY

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the planning guidelines at a national level and outlines that the purpose of the planning system is to contribute to the achievement of sustainable development.

It identifies three dimensions to sustainable development: economic, social and environmental. A social role is defined as supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of the present and future generations.

Paragraph 22 stresses that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. It goes on to say that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

In terms of housing, paragraph 47 encourages Local Planning Authorities to provide market and affordable housing to meet evidenced needs. Paragraph 50 requires Local Planning Authorities to deliver a wide choice of high quality homes to meet the needs and demands of the community.

As regards design, paragraph 56 attaches great importance to the design of the built environment and acknowledges that good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 clarifies that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live and respond to local character and reflect the identity of local surroundings and materials.

The NPPF requires proposals to be determined in accordance with the development plan unless material considerations determine otherwise. It allows full weight to be given to relevant local plan policies until March 2013.

Copeland Local Plan 2013-2016

The Local Development Framework Core Strategy and Development Management Policies DPD (known as the Copeland Local Plan 2013-2028) was recently adopted by the Council in December 2013. It now replaces the majority of the policies within the former Copeland Local Plan 2001-2016 with the exception of those policies that allocate land (which are listed in Appendix 1 of the document).

The adopted Plan is consistent with the NPPF and paragraph of the NPPF makes it clear that all applications must be determined in accordance with the Development Plan.

Policy ST1 of the Core strategy sets out the fundamental principles that will achieve sustainable development. Among other things it seeks to ensure that development creates a residential offer which meets the needs and aspirations of the Boroughs housing markets and is focused on previously developed land away from greenfield sites. It also seeks to ensure that new development addresses land contamination with appropriate remediation measures.

Policy ST2 sets a spatial development strategy whereby development should be guided to the principle settlement and other centres and sustain rural services and facilities. It lists Cleator as one of the smaller towns which can accommodate moderate levels of development.

Policy SS1 seeks to improve the housing offer across the Borough.

Policy SS2 seeks to achieve sustainable housing growth by focussing new housing development within accessible locations to meet the needs of the community.

Policy SS3 requires developers to demonstrate the provision of a balanced mix of housing types. It sets out that development proposals should be assessed according to how they meet identified needs and aspirations of housing need as set out in the SHMA. Cleator is listed as being suitable for executive and high quality family housing.

Policy SS5 promotes the provision and access to open space and green infrastructure.

Policy ENV 1 sets out an approach to ensure that new build development is not prejudiced by flood risk. Any risk should be managed appropriately.

Policy ENV 3 seeks to ensure that new development will protect and enhance biodiversity and geodiversity.

Locality

The Core Strategy identifies six groups of communities as “Localities” which are identified as distinctive functional areas having their own particular issues and needs. Cleator is located within the North East locality and is identified as suitable for high end market housing.

Development Management Policies

The Development Management policies are set out to provide further detail on how the Core Strategy will be implemented.

The following policies are relevant to this development:-

Policy DM 3 seeks to safeguard employment areas but does allow for non-employment uses subject to it being demonstrated that the site is no longer viable, there are no suitable alternatives or that the benefits significantly outweigh the loss of the employment use. It also notes that alternative uses which comprise a mix of uses will be preferable to a single residential use.

Policy DM10 requires new development to be of a high standard of design to enable the fostering of ‘quality places’. In doing so development should respond positively to the character of the site and its immediate and wider setting, paying careful attention to scale, massing and arrangement. Likewise, development should create and maintain reasonable standards of general amenity.

Policy DM11 seeks to ensure that development proposals reach high standards of sustainability.

Policy DM12 sets out specific design standards for new residential development, including the need to retain appropriate separations distances.

Policy DM22 requires all development proposals to be accessible to all users.

Policy DM24 seeks to ensure that new development is not at unacceptable risk of flooding and appropriate mitigation measures should be provided where necessary.

Policy DM25 seeks to ensure that new development protects nature conservation, habitats and protected species.

Policy DM 26 seeks to ensure that new development proposals do not have an adverse impact on the landscape of the Borough.

ASSESSMENT

This application relates to a large residential development on a greenfield site which lies within the designated development boundary for Cleator. It forms part of an overall proposal to redevelop the land including the former Kangol site to provide housing and employment premises. As these proposals raise a number of planning issues it is considered appropriate for Members to undertake a site visit to fully appraise all of the material planning considerations prior to the determination of these three applications.

Recommendation:-

Site visit

ITEM NO: 8.

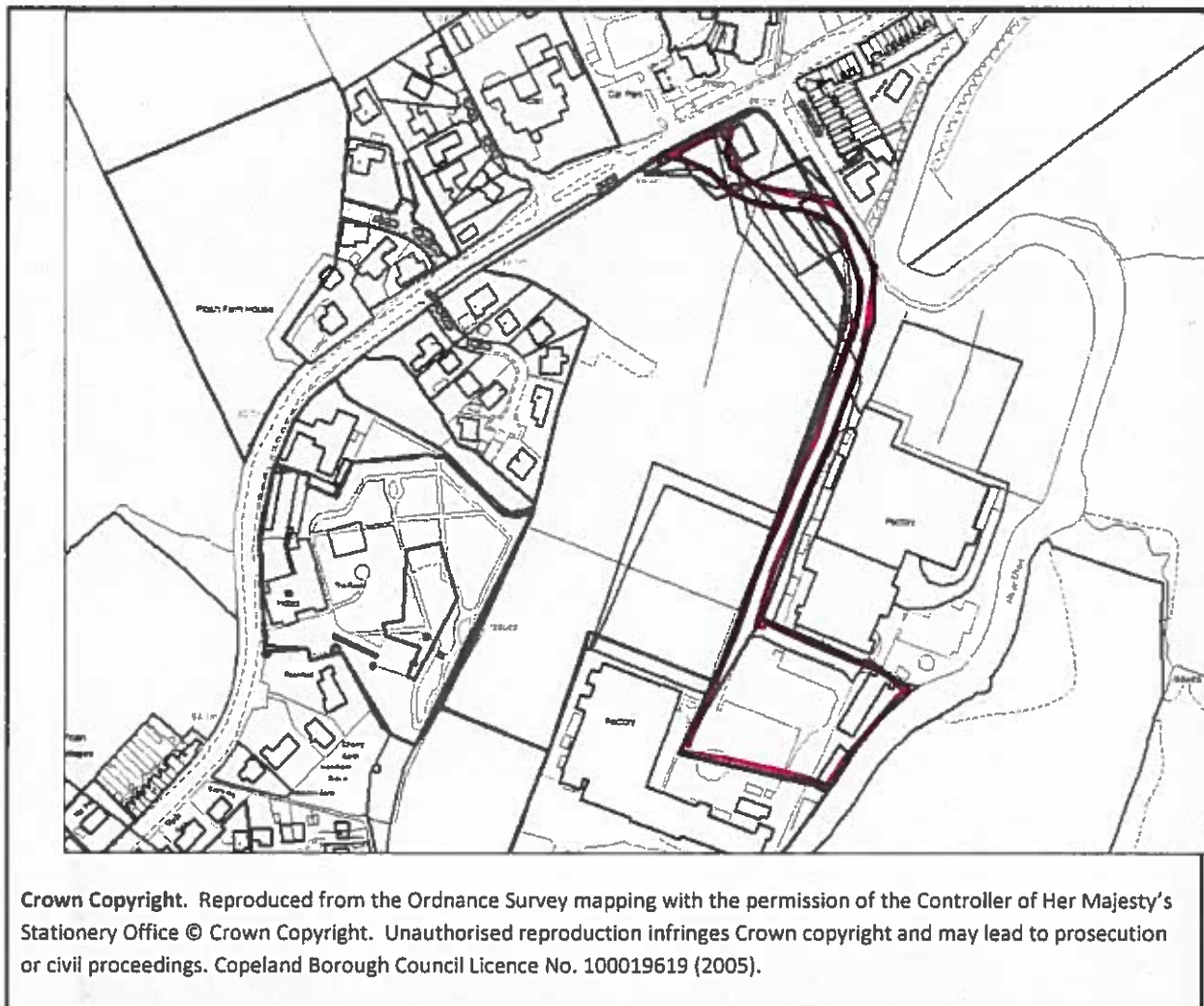


To: PLANNING PANEL

Development Control Section

Date of Meeting: 18/06/2014

Application Number:	4/14/2191/001
Application Type:	Outline : CBC
Applicant:	North Associates
Application Address:	LAND ADJACENT TO CLEATOR MILL, CLEATOR
Proposal	OUTLINE APPLICATION FOR ERECTION OF OFFICES
Parish:	Cleator Moor
Recommendation Summary:	Site Visit



INTRODUCTION

This application relates to an area of land which lies between the Cleator Mills and the former Kangol factory at Cleator. The site is currently hard surfaced and is bound on its south eastern side by the River Ehen.

This application forms part of a plan to redevelop the whole site to provide a mix of housing and employment premises. An outline application for the development of the greenfield site to provide 79 houses is included on the agenda under reference 4/14/2190/001. A further detailed application for the extension, alteration and conversion of the former Cleator Mills to provide new office accommodation is also included on the agenda under reference 4/14/2192/0F1.

PROPOSAL

Outline planning permission is sought for the development of the site to provide office (B1) accommodation. Although only in outline form an illustrative plan has been submitted which shows a possible layout comprising three detached office buildings. The units will provide a total of 1845

sq. metres of office floor space and have been designed to allow flexible usage by one or more occupiers.

Each unit will have an allocated parking area of 20 spaces which are to be accessed from the existing vehicular route that serves the Cleator Mills site. It is proposed to provide landscaping to define and soften the visual appearance of the parking bays and also to provide an amenity space along the river frontage.

PROPOSAL

The application is accompanied by the following information:-

- Site Location Plan
- Proposed site plan
- Site context and site analysis plan
- Illustrative plans and elevations of the office buildings
- Proposed junction layout plan from the site onto the A5086
- Design and Access Statement
- Planning Statement
- Flood Risk Assessment
- Transport Statement
- Travel Plan
- Extended Phase 1 habitat survey
- Bat Emergence Survey
- Preliminary Environmental Risk Assessment
- Site investigation and updated environmental risk assessment
- Geophysical Survey
- Desk based assessment
- Tree survey
- Utilities search summary
- Soakaway test report
- Drainage statement

- Statement of community involvement

CONSULTATION RESPONSES

This application is currently out for consultation with a number of technical bodies and also local residents who live in close proximity to the site. The responses received to date are listed below:-

Town Council

The Town Councils initial view of the proposal is mixed. Local residents have raised concerns about flooding and the potential to increase flooding within the locality and also potential impact on an existing United Utilities pipe that runs into the River Ehen.

The Town Council has indicated that they intend to submit further comments once this proposal has been discussed in detail.

County Council Historic Environment Officer

The site lies in an area of some archaeological interest. Although the proposed offices avoid the majority of the features associated with the mill it does involve the demolition of a small former mill building that is known to date to the late 19th Century. On this basis the historic mill structure should be recorded prior to demolition. This recording can be secured by attaching a condition to any planning permission.

Other

Six letters of objection including a petition containing 98 signatures has been submitted in opposition to the development proposals. The following concerns have been raised in response to all three planning applications:-

- There is not a need for the number of houses being proposed
- Question the need for a café
- The site lies within flood zones 2 and 3 and is prone to flooding. This development will increase the levels of flooding on the site and also worsen the impact of flooding elsewhere within the locality
- The existing drainage and sewage facilities are inadequate to accept the level of flows that would result from this development
- The access is inadequate and would join a very busy road (A5086)

- The road network is already busy and could not accommodate the additional levels of traffic that will result from this proposal
- The level of development is excessive for Cleator and would have a detrimental impact on the locality
- The site is not allocated for development in the Local Plan and is currently a greenfield
- The development will have an adverse impact on wildlife and habitats
- The site is not well served by public transport

Three letters of support have also been received which outline that the development will be beneficial to the area as the site has been an eyesore for a considerable period of time.

PLANNING POLICY

National Planning Policy Framework

The National Planning Policy Framework (NPPF) which came into effect in March 2012, sets out the Government's current planning policies and how these are to be applied. It introduces a presumption in favour of sustainable development and emphasises that the purpose of the planning system is to contribute to the achievement of this.

In terms of delivering sustainable development paragraphs 18, 19 and 20 are relevant and advocate this. They emphasise the commitment towards building a strong, competitive economy. Paragraph 19 states in particular that planning should operate to encourage and support sustainable economic growth.

Paragraph 21 stresses the importance of supporting existing business sectors, facilitating investment and realises that policies should be flexible enough to accommodate needs.

Paragraph 56 outlines that the Government attaches great importance to the design of the built environment and good design is a key aspect of sustainable development.

Paragraph 64 clarifies that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 173 seeks to ensure viability and deliverability. It clarifies that pursuing sustainable development requires careful attention to viability and costs in decision taking.

The NPPF is a material consideration in determining planning applications and requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Copeland Local Plan 2013 - 2028

The Core Strategy and Development Management Policies DPD (now referred to as the Copeland Local Plan 2013 – 2026) which replaces most of the Policies in the Local Plan 2001-16 was adopted in December 2013.

The Policies in the Core Strategy and Development Management Policies DPD are a material consideration when determining planning applications.

Policy ST1 of the Core strategy sets out the fundamental principles that will achieve sustainable development in the Borough, including support for development proposals which develop or retain jobs in suitable locations. It advocates the re use of brownfield land and supports the reclamation and redevelopment of vacant and derelict sites.

Policies ST 2 Spatial Development Strategy and ST 3 Strategic Development Priorities outline the overall spatial and regeneration strategies for the Borough. They set a spatial development strategy whereby development should be guided to the principle settlement and other centres and sustain rural services and facilities.

Policy ER4: Land and Premises for Economic Development aims to ensure that there is an adequate supply of land in the Borough for business development and includes safeguarding employment areas.

Policy ER5: Improving the Quality of Employment Space aims to ensure that good quality premises and an attractive environment for business which will help economic regeneration.

Policy ER6: Location of Employment advocates locating economic activity in areas where there are shared services, facilities and the potential for growth.

Locality

The Core Strategy identifies six groups of communities as “Localities” which are identified as distinctive functional areas having their own particular issues and needs. Cleator is located within the North East locality and is deemed suitable for minor development reflecting its scale and function where it helps to sustain its services and facilities and contributes to the regeneration of the settlement.

Development Management Policies

The Development Management policies are set out to provide further detail on how the Core Strategy will be implemented. The following policies are relevant to this development:-

Policy DM 3 seeks to safeguard employment areas.

Policy DM10 requires new development to be of a high standard of design to enable the fostering of 'quality places'. In doing so development should respond positively to the character of the site and it's immediate and wider setting, paying careful attention to scale, massing and arrangement. Likewise, development should create and maintain reasonable standards of general amenity.

Policy DM11 seeks to ensure that development proposals reach high standards of sustainability.

Policy DM 26 seeks to ensure that new development proposals do not have an adverse impact on the landscape of the Borough.

ASSESSMENT

This application relates to a brownfield site which lies adjacent to both the Cleator Mills and the former Kangol premises. This application forms part of an overall proposal to redevelop the land including the adjoining greenfield site to provide housing and employment premises. As these proposals raise a number of planning issues it is considered appropriate for Members to undertake a site visit to fully appraise all of the material planning considerations prior to the determination of these three applications.

Recommendation:-

Site visit

ITEM NO: 9.



To: PLANNING PANEL

Development Control Section

Date of Meeting: 18/06/2014

Application Number:	4/14/2192/OF1
Application Type:	Full : CBC
Applicant:	North Associates
Application Address:	FORMER MILL, CLEATOR
Proposal	CONVERSION OF FORMER MILL TO PROVIDE OFFICE ACCOMMODATION (USE CLASS B1) AND CAFE/RESTAURANT; CLOSURE OF EXISTING VEHICULAR ACCESS TO MAIN STREET AND FORMATION OF NEW VEHICULAR ACCESS AND COMMUNITY CAR PARK
Parish:	Cleator Moor
Recommendation Summary:	Site Visit



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INTRODUCTION

This application relates to the former mill buildings which lie adjacent to the River Ehen at Cleator.

The 3 mill buildings were constructed in connection with the textile industry in the mid 1800s. Kangol took over the buildings in 1938 and used them as their head office. Modern extensions have been added to the original buildings in a piecemeal fashion over the years to accommodate an expanding business. Kangol vacated the site in 2009 and the buildings have remained vacant since then. Their condition has deteriorated significantly in recent years and large sections of the roof are currently missing. This has resulted in extensive damage to the original fabric of the buildings.

This application forms part of a plan to redevelop the whole site to provide a mix of housing and employment premises. An outline application for the development of the greenfield site to provide 79 houses is included on the agenda under reference 4/14/2190/001. A further outline application for the redevelopment of the land adjacent to the Cleator Mills for the erection of new offices is included on the agenda under reference 4/14/2191/001.

PROPOSAL

Planning permission is sought for the extension, alteration and conversion of the three mill buildings to form 4933 sq. metres of office accommodation. The main extension will be constructed of glazing and will connect the larger mill to the middle building to provide a main entrance, reception area and café. The middle and third building are to be linked by a first floor glazed link which is to be added to the front elevation. A new slate roof is also to be constructed above each of the buildings.

The existing modern industrial buildings on the site are to be demolished to enable the mill to be brought back to its existing form. The removal of these buildings will enable a new car park to be created to serve the offices. This will be screened by new hedgerow planting.

The car park is to be accessed off the A5086 via a new road junction that is to be created to serve the site.

The land to the rear of the Mill buildings is to be landscaped to provide an outdoor space for use by staff. It is also proposed to create sustainable drainage holding ponds in this area.

The application is accompanied by the following information:-

- Site Location Plan
- Proposed site plan
- Site context and site analysis plan
- Detailed plans and elevations of the mill
- Proposed junction layout plan
- Design and Access Statement
- Planning Statement
- Flood Risk Assessment
- Transport Statement
- Travel Plan
- Asbestos Survey
- Extended Phase 1 habitat survey
- Bat Emergence Survey
- Preliminary Environmental Risk Assessment
- Site investigation and updated environmental risk assessment
- Geophysical Survey
- Desk based assessment
- Tree survey

- Unitary search summary
- Soakaway test report
- Drainage statement
- Statement of community involvement

CONSULTATION RESPONSE

This application is currently out for consultation with a number of technical bodies and also local residents who live in close proximity to the site. The responses received to date are listed below:-

Town Council

The Town Councils initial view of the proposal is mixed. Local residents have raised concerns about flooding and the potential to increase flooding within the locality and also potential impact on an existing United Utilities pipe that runs into the River Ehen.

The Town Council has indicated that they intend to submit further comments once they have had an opportunity to discuss this proposal in detail.

County Council Historic Environment Officer

The former mill is a heritage asset of industrial archaeological and social historical interest. Cleator Mill was established for the manufacture of flax on the site of iron ore furnaces in 1800. The mill was subsequently redeveloped and extended in the mid and late 19th century and, at its height, employed around 500 people in the textile industry. Although the buildings have been altered over the years, they remain visually prominent and striking entities. Mills from the 19th century are extremely rare in the county. The survival of some of the textile machinery adds to their significance. Any sympathetic proposal that secures a long term viable future for the mill buildings is to be supported, but it is inevitable that the proposed development will impact on the historic fabric, character and appearance of the mill.

On this basis I recommend that an archaeological building recording programme be undertaken in advance of development. This can be secured by attaching a condition to any planning permission.

Other

Six letters of objection including a petition containing 98 signatures has been submitted in opposition to the development proposals for the site. The following concerns have been raised to all three planning applications:-

- There is not a need for the number of houses being proposed
- Question the need for a café
- The site lies within flood zones 2 and 3 and is prone to flooding. This development will increase the levels of flooding on the site and also worsen the impact of flooding elsewhere within the locality
- The existing drainage and sewage facilities are inadequate to accept the level of flows that would result from this development
- The access is inadequate and would join a very busy road (A5086)
- The road network is already busy and could not accommodate the additional levels of traffic that will result from this proposal
- The level of development is excessive for Cleator and would have a detrimental impact on the locality
- The site is not allocated for development in the Local Plan and is currently a greenfield
- The development will have an adverse impact on wildlife and habitats
- The site is not well served by public transport

Three letters of support have also been received which outline that the development will be beneficial to the area as the site has been an eyesore for a considerable period of time.

PLANNING POLICY

National Planning Policy Framework

The National Planning Policy Framework (NPPF) which came into effect in March 2012, sets out the Government's current planning policies and how these are to be applied. It introduces a presumption in favour of sustainable development and emphasises that the purpose of the planning system is to contribute to the achievement of this.

In terms of delivering sustainable development paragraphs 18, 19 and 20 are relevant and advocate this. They emphasise the commitment towards building a strong, competitive economy. Paragraph 19 states in particular that planning should operate to encourage and support sustainable economic growth.

Paragraph 21 stresses the importance of supporting existing business sectors, facilitating investment and realises that policies should be flexible enough to accommodate needs.

Paragraph 56 outlines that the Government attaches great importance to the design of the built environment and good design is a key aspect of sustainable development.

Paragraph 64 clarifies that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 131 advises that in determining planning applications the desirability of sustaining and enhancing the significance of heritage assets and putting them to a viable use consistent with their conservation should be taken into account.

Paragraph 173 seeks to ensure viability and deliverability. It clarifies that pursuing sustainable development requires careful attention to viability and costs in decision taking.

The NPPF is a material consideration in determining planning applications and requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Copeland Local Plan 2013 - 2028

The Core Strategy and Development Management Policies DPD (now referred to as the Copeland Local Plan 2013 – 2026) which replaces most of the Policies in the Local Plan 2001-16 was adopted in December 2013.

The Policies in the Core Strategy and Development Management Policies DPD are a material consideration when determining planning applications.

Policy ST1 of the Core strategy sets out the fundamental principles that will achieve sustainable development in the Borough, including support for development proposals which develop or retain jobs in suitable locations. It advocates the re use of brownfield land and supports the reclamation and redevelopment of vacant derelict sites.

Policies ST 2 Spatial Development Strategy and ST 3 Strategic Development Priorities outline the overall spatial and regeneration strategies for the Borough. They set a spatial development strategy whereby development should be guided to the principle settlement and other centres and sustain rural services and facilities.

Policy ER 4: land and Premises for Economic Development aims to ensure that there is an adequate supply of land in the Borough for business development and includes safeguarding employment areas.

Policy ER5: Improving the Quality of Employment Space aims to ensure that good quality premises and an attractive environment for business which will help economic regeneration.

Policy ER6: Location of Employment advocates locating economic activity in areas where there are shared services, facilities and the potential for growth.

Development Management Policies

The Development Management policies are set out to provide further detail on how the Core Strategy will be implemented. The following policies are relevant to this development:-

Policy DM 3 seeks to safeguard employment areas.

Policy DM10 requires new development to be of a high standard of design to enable the fostering of 'quality places'. In doing so development should respond positively to the character of the site and its immediate and wider setting, paying careful attention to scale, massing and arrangement. Likewise, development should create and maintain reasonable standards of general amenity.

Policy DM11 seeks to ensure that development proposals reach high standards of sustainability.

Policy DM 15B permits the conversion of rural buildings to a commercial use, especially where they support economic development.

Policy DM 24 seeks to ensure development is located outside areas at risk of flooding and that the development does not contribute to an increased risk of flooding elsewhere.

Policy DM 25 seeks to manage development proposals which are likely to have an effect on nature conservation sites, habitats and protected species.

Policy DM 26 seeks to ensure that new development proposals do not have an adverse impact on the landscape of the Borough.

Policy DM 27 seeks to protect conserve and enhance heritage assets. This includes non-listed buildings of local heritage and archaeological value.

ASSESSMENT

This application, together with the two outline applications forms part of an overall proposal to redevelop the site to provide housing and employment premises. As these proposals raise a number of planning issues it is considered appropriate for Members to undertake a site visit to fully appraise all of the material planning considerations prior to the determination of these three applications.

Recommendation:-

Site visit

List of Delegated Decisions

Selection Criteria:

From Date: 13/05/2014

To Date: 06/06/2014

Printed Date: Monday, June 09, 2014

Printed Time: 2:03 PM

Application Number	4/13/2431/OF1
Applicant	Mrs S Day
Location	THE COMMODORE, PORT HAVERIGG HOLIDAY VILLAGE, HAVERIGG, MILLOM
Proposal	CHANGE OF USE FROM RESTAURANT TO RESIDENTIAL INCLUDING BED AND BREAKFAST ACCOMMODATION, TOGETHER WITH CAFE/DINING ROOM
Decision	Approve (commence within 3 years)
Decision Date	28 May 2014
Dispatch Date	29 May 2014
Parish	Millom

Application Number	4/13/2432/OL1
Applicant	Mrs S Day
Location	THE COMMODORE, PORT HAVERIGG HOLIDAY VILLAGE, HAVERIGG, MILLOM
Proposal	LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH CONVERSION OF FORMER RESTAURANT PREMISES TO RESIDENTIAL ACCOMMODATION INCLUDING BED & BREAKFAST & CAFE/DINING ROOM
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	28 May 2014
Dispatch Date	29 May 2014
Parish	Millom

Application Number	4/13/2489/OF1
Applicant	Mr S Sherwen
Location	PETERSBURGH FARM, BECKERMET
Proposal	CONVERSION OF EXISTING BARNs TO PROVIDE 5 NO. HOLIDAY LETTING ACCOMMODATION UNITS
Decision	Approve (commence within 3 years)
Decision Date	28 May 2014
Dispatch Date	29 May 2014
Parish	Beckermest with Thornhill

Application Number	4/14/2038/OF1
Applicant	Mrs S Boakes
Location	1 MARKET PLACE, EGREMONT
Proposal	CONVERSION, PARTIAL DEMOLITION AND EXTENSION OF EXISTING BUILDING TO FORM 3 DWELLINGS
Decision	Approve (commence within 3 years)
Decision Date	19 May 2014
Dispatch Date	20 May 2014
Parish	Egremont

Application Number	4/14/2085/OF1
Applicant	Mr C Spencer
Location	LAND AT LACKERTON BARN, GATRA FARM, LAMPLUGH
Proposal	ERECTION OF REPLICA IRON AGE ROUND HOUSE & ADJACENT AMENITY BUILDING FOR USE AS A HOLIDAY/CAMPING ACCOMMODATION & SOME EDUCATIONAL USE
Decision	Approve (commence within 3 years)
Decision Date	1 May 2014
Dispatch Date	15 May 2014
Parish	Lamplugh

Application Number	4/14/2090/OF1
Applicant	Mrs J Paul
Location	MOOR CLOSE, OUTRIGG ROAD, ST BEES
Proposal	DEMOLISH LOW SUB STANDARD STABLE, ERECT GENERAL PURPOSE/STABLE BUILDING
Decision	Approve (commence within 3 years)
Decision Date	27 May 2014
Dispatch Date	27 May 2014
Parish	St. Bees

Application Number	4/14/2102/OF1
Applicant	Mr S Shepherd
Location	LAND AT DRIGG MOORSIDE, DRIGG, HOLMROOK
Proposal	ERECTION OF WIND TURBINE 57 METRES TO BLADE TIP HEIGHT, TWO METERING UNITS, ACCESS TRACK, CRANE AND ASSEMBLY AREAS (AS REPLACEMENT FOR PREVIOUSLY APPROVED 45.5 METRE BLADE TIP HEIGHT TURBINE (4/13/2061/OF1))
Decision	Refuse
Decision Date	21 May 2014
Dispatch Date	21 May 2014
Parish	Drigg and Carleton

Application Number	4/14/2112/OF1
Applicant	Mr D Grimshaw
Location	PART FIELD EAST OF WAINGATE BRIDGE COTTAGES, HAVERIGG, MILLOM
Proposal	LOCATION OF TWO PORTABLE CONTAINERS
Decision	Approve (commence within 3 years)
Decision Date	14 May 2014
Dispatch Date	14 May 2014
Parish	Millom

Application Number	4/14/2114/OF1
Applicant	J Hawkins
Location	5 WEST SPUR, MOOR ROW
Proposal	REMOVE CONSERVATORY, ERECT SINGLE STOREY SIDE EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	14 May 2014
Dispatch Date	14 May 2014
Parish	Egremont

Application Number	4/14/2115/OF1
Applicant	Mrs E Joyce
Location	FAIRWINDS, BRANSTY ROAD, BRANSTY, WHITEHAVEN
Proposal	ERECTION OF 3M VERTICAL TIMBER BOARDED BOUNDARY FENCE
Decision	Approve (commence within 3 years)
Decision Date	14 May 2014
Dispatch Date	15 May 2014
Parish	Whitehaven

Application Number	4/14/2118/OF1
Applicant	Mr P Crone

Location	LAND TO N.W. OF EXISTING AGRICULTURAL BUILDING, DISUSED AIRFIELD, HAVERIGG, MILLOM
Proposal	ERECT GENERAL PURPOSE/SMALL AIRCRAFT STORAGE BUILDING
Decision	Withdrawn
Decision Date	27 May 2014
Dispatch Date	27 May 2014
Parish	Whicham

Application Number	4/14/2119/OF1
Applicant	Mr C P Hignett
Location	ARDEN HOUSE, THE HILL, MILLOM
Proposal	REPLACE EXISTING FLAT ROOF ON GARAGE WITH PITCHED TILE ROOF
Decision	Approve (commence within 3 years)
Decision Date	14 May 2014
Dispatch Date	15 May 2014
Parish	Millom Without

Application Number	4/14/2123/OF1
Applicant	A & J Phillips & Sons
Location	BROOKFIELD FARM, NORTH LANE, HAVERIGG, MILLOM
Proposal	ERECT GENERAL PURPOSE BUILDING
Decision	Approve (commence within 3 years)
Decision Date	7 May 2014
Dispatch Date	15 May 2014
Parish	Millom

Application Number	4/14/2125/OF1
Applicant	Mrs M K Ryden
Location	70 MAIN STREET, PARTON, WHITEHAVEN
Proposal	REMOVAL OF LEAN-TO ROOF, INCREASING HEIGHTS OF WALLS AND ERECTION OF NEW APEX ROOF
Decision	Approve (commence within 3 years)
Decision Date	14 May 2014
Dispatch Date	20 May 2014
Parish	Parton

Application Number	4/14/2127/OF1
Applicant	Mr & Mrs Edwards
Location	22 LADYPIT TERRACE, WHITEHAVEN
Proposal	KITCHEN EXTENSION TO REAR
Decision	Approve (commence within 3 years)
Decision Date	14 May 2014
Dispatch Date	20 May 2014
Parish	Whitehaven

Application Number	4/14/2129/OF1
Applicant	Sparkles Beauty
Location	16 MAIN STREET, EGREMONT
Proposal	CHANGE OF USE FROM A PHYSIOTHERAPY SHOP TO A BEAUTY SALON
Decision	Approve (commence within 3 years)
Decision Date	14 May 2014
Dispatch Date	20 May 2014
Parish	Egremont

Application Number	4/14/2130/TPO
Applicant	Sellafield Limited
Location	NORTH WEST SIDE OF PONSONBY TRACK, SELLAFIELD, SEASCALE
Proposal	REMOVAL OF A HEDGEROW
Decision	TREE PRESERVATION APPROVE
Decision Date	4 June 2014
Dispatch Date	5 June 2014
Parish	Ponsonby

Application Number	4/14/2132/OF1
Applicant	Mr D Jackson
Location	GRANGE BROW FARM, GRANGE, EGREMONT
Proposal	DEMOLISH EXISTING CONSERVATORY & SUN ROOM TO SIDE AND REBUILD A GARAGE, UTILITY AND FIRST FLOOR EN-SUITE
Decision	Approve (commence within 3 years)
Decision Date	28 May 2014
Dispatch Date	28 May 2014
Parish	Haile

Application Number	4/14/2133/OF1
Applicant	Mr G C Doyle
Location	3 THORNTON ROAD, WHITEHAVEN
Proposal	REPLACEMENT OF FLAT ROOF WITH PITCHED ROOF OVER GARAGE AND SITTING ROOM
Decision	Approve (commence within 3 years)
Decision Date	14 May 2014
Dispatch Date	21 May 2014
Parish	Whitehaven

Application Number	4/14/2137/OF1
Applicant	Rannerlow Ltd
Location	79 KING STREET, WHITEHAVEN
Proposal	CHANGE OF USE OF PART GROUND FLOOR (TO STRAND STREET), FIRST AND SECOND FLOOR LEVELS TO 2 No. RESIDENTIAL UNITS
Decision	Approve (commence within 3 years)
Decision Date	23 May 2014
Dispatch Date	2 June 2014
Parish	Whitehaven

Application Number	4/14/2139/OF1
Applicant	PFK
Location	76-77 KING STREET, WHITEHAVEN
Proposal	REPLACEMENT SHOP FRONT
Decision	Approve (commence within 3 years)
Decision Date	19 May 2014
Dispatch Date	2 June 2014
Parish	Whitehaven

Application Number	4/14/2141/OF1
Applicant	Mr J Clark
Location	FAIRWAYS, EGREMONT ROAD, ST BEES

Proposal	ALTERATION AND EXTENSIONS TO INCREASE KITCHEN, NEW UTILITY AND REPLACE GARAGE
Decision	Approve (commence within 3 years)
Decision Date	14 May 2014
Dispatch Date	21 May 2014
Parish	St. Bees

Application Number	4/14/2144/OF1
Applicant	R Falconer and Son
Location	WATERBLEAN, THE HILL, MILLOM
Proposal	ROOF OVER A COLLECTING YARD
Decision	Approve (commence within 3 years)
Decision Date	23 May 2014
Dispatch Date	23 May 2014
Parish	Millom Without

Application Number	4/14/2145/OF1
Applicant	Mr P James
Location	35 PANNATT HILL, MILLOM
Proposal	REMOVE CONSERVATORY AND ERECT SUNROOM EXTENSION TO REAR
Decision	Approve (commence within 3 years)
Decision Date	21 May 2014
Dispatch Date	21 May 2014
Parish	Millom

Application Number	4/14/2147/OF1
Applicant	Mr and Mrs K James
Location	GILGARRAN HOUSE, GILGARRAN
Proposal	REMOVAL OF CAR PORT AND STORE AND ERECTION OF ANNEX FOR ELDERLY PARENT
Decision	Approve (commence within 3 years)
Decision Date	14 May 2014
Dispatch Date	2 June 2014
Parish	Distington

Application Number	4/14/2148/OF1
Applicant	Mr G Murphy
Location	27 BASKET ROAD, KELLS, WHITEHAVEN
Proposal	BEDROOM EXTENSION ABOVE EXISTING BATHROOM TO FORM 2 BEDROOMS, MAKE BATHROOM INTO SUNROOM & MAKE A BEDROOM INTO BATHROOM
Decision	Approve (commence within 3 years)
Decision Date	21 May 2014
Dispatch Date	2 June 2014
Parish	Whitehaven

Application Number	4/14/2151/HPAE
Applicant	Mr and Mrs Williamson
Location	11 SPRINGFIELD GARDENS, BIGRIGG, EGREMONT
Proposal	PRIOR NOTIFICATION FOR ORANGERY TO REAR OF PROPERTY
Decision	Permitted Development
Decision Date	13 May 2014
Dispatch Date	13 May 2014
Parish	Egremont

Application Number	4/14/2152/HPAE
Applicant	Mr J Jackson
Location	134 MORESBY PARKS, MORESBY, WHITEHAVEN
Proposal	PRIOR NOTIFICATION FOR REAR CONSERVATORY
Decision	Permitted Development
Decision Date	13 May 2014
Dispatch Date	13 May 2014
Parish	Moresby

Application Number	4/14/2153/OF1
Applicant	Mr S Watson
Location	15 BOWNESS ROAD, MILLOM
Proposal	SINGLE STOREY EXTENSION TO REAR ELEVATION, EXTEND GARAGE IN LINE WITH FRONT PORCH & REPLACE GARAGE FLAT ROOF WITH PITCHED LEAN-TO ROOF
Decision	Approve (commence within 3 years)
Decision Date	21 May 2014
Dispatch Date	29 May 2014
Parish	Millom

Application Number	4/14/2154/ON1
Applicant	Messrs Clark
Location	FAIRLADIES FARM, OUTRIGG ROAD, ST BEES/EGREMONT
Proposal	AGRICULTURAL BUILDING FOR STORAGE OF HAY/STRAW (NOTICE OF INTENTION)
Decision	Approve Notice of Intention
Decision Date	14 May 2014
Dispatch Date	14 May 2014
Parish	St. Bees

Application Number	4/14/2157/OF1
Applicant	Mr R Hoodless
Location	REAR OF WOODLANDS, HAYESCASTLE ROAD, DISTINGTON
Proposal	NEW DWELLING
Decision	Withdrawn
Decision Date	14 May 2014
Dispatch Date	14 May 2014
Parish	Distington

Application Number	4/14/2160/OF1
Applicant	Mr G Watt
Location	30 SPRINGFIELD ROAD, BIGRIGG, EGREMONT
Proposal	REMOVAL OF SINGLE STOREY EXTENSION, ERECT NEW SINGLE STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	14 May 2014
Dispatch Date	2 June 2014
Parish	Egremont

Application Number	4/14/2162/HPAE
Applicant	Mr M Simpson
Location	33 THE CRESCENT, SMITHFIELD, EGREMONT

Proposal	PRIOR NOTIFICATION FOR DEMOLITION OF SINGLE STOREY REAR KITCHEN & ERECTION OF NEW KITCHEN
Decision	Permitted Development
Decision Date	15 May 2014
Dispatch Date	15 May 2014
Parish	Egremont

Application Number	4/14/2165/TPO
Applicant	St James Infant School
Location	ST JAMES C OF E INFANT SCHOOL, HIGH STREET, WHITEHAVEN
Proposal	WORKS TO TREES SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	28 May 2014
Dispatch Date	30 May 2014
Parish	Whitehaven

Application Number	4/14/2178/OF1
Applicant	Walkingshaw Construction & Developments Ltd
Location	11 & 13 WHOLE HOUSE ROAD, SEASCALE
Proposal	AMENDMENT TO APPROVAL 4/13/2210/OF1 TO REPLACE EXISTING GARAGES WITH NEW INCLUDING ENTRANCE PORCH TO NO 13
Decision	Approve (commence within 3 years)
Decision Date	28 May 2014
Dispatch Date	29 May 2014
Parish	Seascale

Application Number	4/14/2185/HPAE
Applicant	Mr A George
Location	25 WOODBANK, EGREMONT
Proposal	PRIOR NOTIFICATION FOR SINGLE STOREY REAR CONSERVATORY
Decision	Permitted Development
Decision Date	2 June 2014
Dispatch Date	3 June 2014
Parish	Egremont

Application Number	4/14/2186/HPAE
Applicant	Mr P Turner
Location	31 WILLOWSIDE PARK, HAVERIGG, MILLOM
Proposal	PRIOR NOTIFICATION FOR ERECTION OF REAR SUNROOM EXTENSION (REPLACING CONSERVATORY)
Decision	Permitted Development
Decision Date	3 June 2014
Dispatch Date	3 June 2014
Parish	Millom