

PLANNING PANEL- 18 JULY 2012

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RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

ITEM NO: 1.

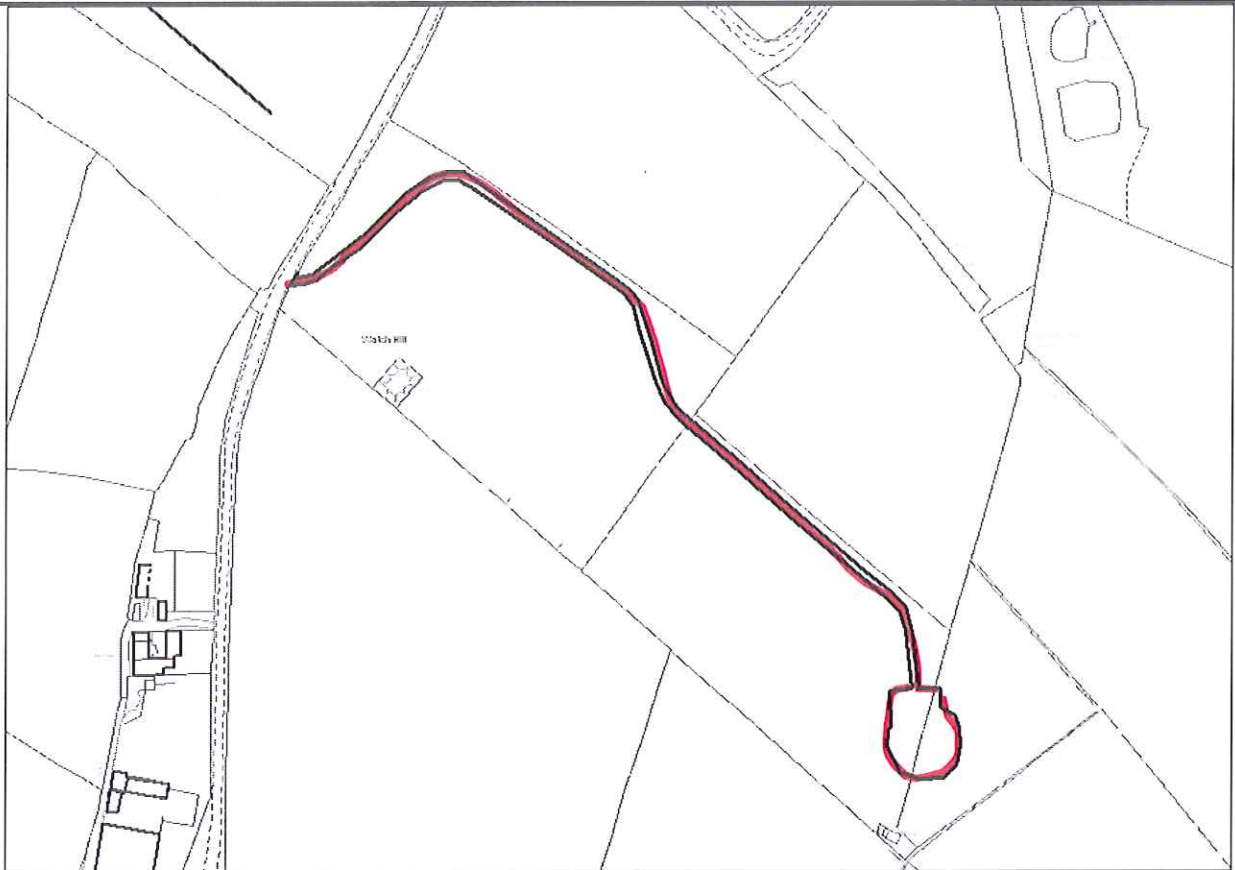


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 18/07/2012

Application Number:	4/12/2170/0F1
Application Type:	Full : CBC
Applicant:	Mr H Harper
Application Address:	FIELDS 4400 & 6382, LAND ADJACENT TO WATCH HILL, LOW MORESBY, WHITEHAVEN
Proposal	SINGLE WIND TURBINE WITH 50 METRE HUB HEIGHT, 48 METRE BLADE DIAMETER & OVERALL BLADE HEIGHT OF 74 METRES
Parish:	Moresby
Recommendation Summary:	Refuse



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INTRODUCTION

This application relates to an elevated area of land at Commongate Farm, adjacent to the former Watch Hill reservoir at Low Moorsby.

Members deferred this application at the Planning Panel meeting on 25 April 2012 to enable them to visit the site. The site visit took place on 16 May 2012.

PROPOSAL

Planning permission is sought for the erection of a wind turbine on the site. The turbine will have a 50 metre hub tower and a blade diameter of 48 metres, giving an overall blade to ground height of 74 metres. The turbine will have a pale matt grey finish.

A new 500 metre long track is to be constructed from the Moresby Parks Road to the west of the site to provide access to the turbine.

The turbine will be connected to the local grid using underground cables.

The turbine will have the benefits of producing renewable energy and also reducing greenhouse gases.

The application is accompanied by the following:-

- A planning and environmental statement
- A site location plan
- An elevation plan
- Photomontages
- A landscape and visual impact assessment
- A noise assessment
- A phase 1 habitat survey
- An appropriate assessment with regards to hen harriers

CONSULTATION RESPONSES

RSPB

The RSPB object to the current proposal for the reasons outlined below:

1. This turbine is large (74 metres to tip) and is located within the hen harrier sensitivity area. The area is internationally important for wintering hen harriers, an Annex1 and Schedule 1 bird species.
2. The RSPB would consider this turbine to be equivalent to a 'commercial' sized turbine, in terms of its potential impact on both roosting and foraging hen harriers.
3. The agreed buffer distances used for hen harrier in this area (and elsewhere) based on the best available research and applying the precautionary principle, is 300 metres from turbines for foraging birds and 600 metres from turbines for roosting hen harriers. This means that within these buffers, disturbance displacement will occur, effectively sterilising the area for use by hen harrier.
4. On this basis, the turbine will disturb and displace a hen harrier roost.
5. The turbine is located directly adjacent to a suitable hen harrier foraging area and other suitable foraging habitat occurs within 300 metres of the proposed turbine.
6. The cumulative impact of Fairfield, Weddicar Rigg and Keekle Head (assuming it is still in planning) must be considered.

We would re-consider our objection, if the impact could be mitigated against by moving the turbine west, by several hundred metres. We consider that even a smaller turbine in the current location could impact hen harrier and that a thorough site survey and analysis of impact would need to be undertaken, to include other bird species of conservation concern.

Natural England

The turbine is right on the edge of Distington Moss which is used by foraging birds of prey, including hen harriers, and a number of other species which may be disturbed by the proximity of the turbine. The buffer zone for potential disturbance to roosting birds is 600 metres and the potential zone for disturbance to foraging birds is 300 metres.

Historic Environment Officer (Cumbria County Council)

No objections

Highways Control Officer

No objections from a highway point of view subject to the construction of an acceptable access off the highway and the submission of a Traffic Management Plan.

Environmental Health Officer

The same conditions that were applied to the Fairfield wind farm should be included on any permission for this development.

Other

A letter of objection has been received from a local resident who claims that the existing Fairfield Farm wind farm at Pica already causes noise nuisance and shadow flicker which continues to have significant impacts upon his quality of life. The current proposal will add another turbine in the locality which will increase the overall affects to his amenity.

He also claims that since the Fairfield wind farm has become operational there has been a noticeable downturn in local bird populations.

A second objection has been received from a resident of Drigg who raises concerns about the impact of this turbine in terms of local amenity and the negative impact it will have on the tourism of the locality.

PLANNING POLICY

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

National Planning Policy Framework

The National Planning Policy Framework (NPPF), which recently came into effect (March 2012), sets out the Government's new 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. It identifies three dimensions to sustainable development, one of which is an environmental role.

The NPPF is ground breaking in that it revokes the majority of the current Planning Policy Statements / National Documents including PPS 22 'Renewable Energy'. Though it should be noted that the Companion Guide to PPS 22 is still in force and is relevant in so far that it advises how to evaluate renewable energy applications in order to arrive at an objective

view and that landscape and visual effects should be assessed on a case by case basis.

The NPPF also seeks to minimise impacts on biodiversity and geodiversity. It states that planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.

The NPPF constitutes guidance for local planning authorities and in respect of development control is a material consideration in determining planning applications. It does not change the status of the development plan and the planning system remains plan led - requiring that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The need for an up to date development plan is stressed as a basis for decision making however, it does allow full weight to be given to relevant local plan policies adopted since 2004 for a limited period of 12 months from the date of the framework came into effect even if there is a limited degree of conflict with it. Our Copeland Local Plan 2001-2016, which was adopted in 2006, falls into this category. Post this time period due weight is only to be given to policies according to their degree of consistency with the Framework and the stage of preparation of any emerging plans. In this respect of assessing this application it means that full weight can therefore still be given to Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009).

Renewable Energy

As regards renewable energy developments it states that we should:

- Support the transition to a low carbon future in a changing climate, including encouraging the use of renewable resources by the development for example of renewable energy.
- Contribute to preserving and enhancing the natural environment and reducing pollution.
- Encourage the effective use of land by reusing previously developed 'brown field' land.
- Promote mixed use developments and encourage multiple benefits from its use.
- Conserve heritage assets in a manner appropriate to their significance.
- Actively manage patterns of growth.
- Take account of and support local strategies to improve health, social and cultural well being to meet local needs.

Core Principle 10 of this approach 'Meeting the Challenge of Climate Change, flooding & Coastal Change' recognises that planning can play a key role in

- securing radical reductions in greenhouse emissions.
- supporting the delivery of renewables. (Paragraph 93 refers)

And specifically in determining planning applications (Paragraph 98 refers) we should in particular:

- not require overall need for the energy development to be demonstrated recognising that even small scale projects provide a valuable contribution to cutting greenhouse gas emissions and
- approve the application (unless material considerations indicate otherwise) if its impacts are or can be made acceptable.

Cumbria Wind Energy Supplementary Planning Document (SPD)

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

Copeland Local Plan 2001-2016 (Saved Policies June 2009)

Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009) are specifically relevant. The former supports renewable energy developments and sets out the criteria against which all proposals for renewable energy are to be considered. The full Policy is set out below:

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

1. That there would be no significant adverse visual effects.
2. That there would be no significant adverse effects on landscape or townscape character and distinctiveness.
3. That there would be no adverse impact on biodiversity.
4. That proposals would not cause unacceptable harm to features of local, national and international importance for nature or heritage conservation.

5. That measures are taken to mitigate any noise, smell, dust, fumes or other nuisance likely to affect nearby residents or other adjoining land users.
6. That adequate provision can be made for access, parking and any potentially adverse impacts on the highway network.
7. That any waste arising as a result of the development would be minimised and dealt with using a suitable means of disposal.
8. There would be no adverse unacceptable conflict with any existing recreational facilities and their access routes.
9. That they would not give rise to any unacceptable cumulative effects when considered against any previous extant planning approvals for renewable energy development or other existing/ approved utility infrastructure in the vicinity.

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

Policy ENV 4 of the Local Plan seeks to protect landscape features and habitats. It states that development which may adversely affect habitat will only be permitted if it can be shown that the reasons for the development outweigh the need to retain the feature and that mitigation measures can be provided for which could reinstate and where possible enhance the nature conservation value of the features.

Policy ENV 5 relates specifically to protected species. It states that development which would have an adverse effect upon the conservation interest of any site supporting species protected by law and their habitats will not be permitted. It does indicate that mitigation and compensatory measures will be considered when assessing their impact.

ASSESSMENT

It is accepted in this instance from the supporting documentation accompanying the application that it is likely there would be no negative effects of erecting such a large single turbine in this location in relation to the issues of, noise, shadow flicker, aviation and communications, transport and access and heritage / archaeology as detailed below:

- 1) Noise: The supporting case contends that any noise arising from the turbine in operation would be below the recommended level and would have no impact on surrounding properties. The Environmental Health Officer has confirmed that noise issues raised by the turbine can be adequately dealt with by the use of appropriately worded conditions attached to any planning permission.
- 2) Shadow Flicker: The accompanying assessment concludes that no additional shadow impacts will affect the adjoining houses than that created by the existing wind turbines in the area.
- 3) Aviation and Communications. No MOD or aviation concerns are envisaged. Telecommunications and television interference investigations have revealed that the proposed turbine would have no impact on services in the area.
- 4) Transport and Access. Access to the site already exists and the Highway Authority raise no objections to the proposal. Whilst construction would increase traffic movements to the site this would only be temporary. Operational traffic will be insignificant.
- 5) Heritage and Archaeology. There are no conservation areas, ancient monuments or listed buildings likely to be affected in the vicinity.

However, despite the above there are significant concerns relating to landscape, visual and cumulative effects of the proposal and also the potential impacts on a protected species which are material and deemed to carry considerable weight.

Landscape, Visual and Cumulative Impacts

The site comprises an elevated green field location which is open in character and has extensive views across moorland and higher farmland to the east and lower agricultural land to the west.

The Wind Energy SPD identifies the site as being within the Type 9 Intermediate moorland and plateau and in sub type 9a as open moorland. It describes this type as having a moderate capacity to accommodate up to a small group of 3-5 turbines.

The Cumbria Landscape Character Guidance and Toolkit (March 2011) identifies the land in the vicinity as "open moorland". The vision for this area is that the landscape will be enhanced through the restoration and enrichment creating a harmonious balance between moorlands and woodlands and mining and agricultural features.

The guidance stresses that large scale wind energy infrastructure developments and other vertical structures such as communication masts, pylons or overhead transmission lines could erode the open and remote character of the landscape and reduce the nature conservation interest. It advocates that large scale wind energy development should be avoided in open and prominent areas where it could degrade the open and expansive character. It also advises that the adverse effects of tall structures such as turbines should be minimised through careful siting and managing the numbers of turbines to prevent them becoming a dominant feature within the landscape.

This proposal is for a tall structure, some 74 metres in overall height, in a prominent and elevated location which is wide open to views from both the immediate and wider locality. It will be located in close proximity to the Fairfield wind farm and will have intervisibility with the existing Lowca wind farm to the west and the other turbine development both on shore and off shore within this part of West Cumbria. The capacity of the landscape to accept wind turbines as set out in the SPD has already been met with the Fairfield wind farm development which comprises 5 turbines. The Fairfield wind farm is located on a plateau which helps to restrict long range views of it from the surrounding lower land and thus minimise its visual impact within the landscape. An additional turbine will add to the cumulative and visual effects and will also, by virtue of its siting, open up views of the turbine from the west. In my opinion, the proposed turbine would constitute a prominent feature incongruous in its surroundings which will add to the existing turbine development in the area. As a result it will have a materially harmful effect on the character and appearance of the surrounding rural landscape contrary to criterion 2 of Policy EGY 1 of the local plan.

Impacts on Protected Species

The Cumbria Landscape Character Guidance and Toolkit (March 2011) recognises that this area of open moorland provides over wintering habitat for an internationally important number of hen harriers. Hen harriers numbers within Britain are small and this species are listed on Annexe 1 of the EC Birds Directive which affords them a high level of protection.

Both the RSPB and Natural England have raised concerns with regards to the potential impact that this turbine may have on the hen harrier population in this locality. In response to these concerns the applicant's agent has submitted an Appropriate Assessment report on this issue. This concludes that the proposed turbine, in isolation, would not adversely affect the integrity of the West Cumbria foothills hen harrier sensitivity area provided that construction works are carried out during the period between April and September. The RSPB have responded by confirming that they do not support the conclusions of this report as it has not addressed their comments regarding the size of the disturbance displacement buffers for hen harriers. Natural England have advised that they also have concerns about the content of the report, in particular the lack of survey data to clarify whether the turbine

will have a detrimental impact to hen harriers within the locality. They also note that the developer has not adopted the buffer zones accepted by other developers. Other developers have offered mitigation/compensatory foraging habitat managed to meet the needs of hen harriers where there is a risk (at a loss mitigation ratio of 1:1) this ensures no net loss of habitat. The developers have identified 3.14 hectares of foraging habitat within 100 metres of the proposal, but have not presented the amount present within 300 metres and have not offered mitigation.

CONCLUSION

Being mindful of the new policy context under which this application should be assessed, and the fact that the NPPF introduces a presumption in favour of such sustainable development with emphasised support for the delivery of renewables, providing that the impacts of such schemes are or can be made acceptable, allows full weight to be given to the existing renewable energy policies of the Copeland Local Plan. Taking this and the above into account I am of the view that the proposed erection of such a large scale wind turbine in this location would have a significant adverse impact on the character and appearance of the surrounding landscape which cannot be made acceptable by mitigation. The benefits which would result from this proposal are not considered to be sufficient to outweigh these impacts. On this basis the proposal is considered to be contrary to Policies EGY 1 and EGY 2 of the Copeland Local Plan and the NPPF.

The evidence submitted in relation to hen harriers is not considered to be sufficient to conclusively demonstrate that this turbine will not have an adverse impact on the internationally important population of hen harriers which utilise the local area. This view is supported by both the RSPB and Natural England.

Recommendation:- Refuse

Reason for Decision

1. The proposed siting of one large turbine, some 74 metres in overall height, would introduce a prominent feature within the landscape which, together with the nearby existing wind farm would have a materially harmful effect on the character and appearance of the surrounding rural landscape, contrary to Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009).

2. Based upon the submitted information the Local Planning Authority do not consider that it has been established that the proposed wind turbine will not have a detrimental impact on both the nearby roosting and foraging areas for hen harriers. As a consequence this proposal would be contrary to Policies ENV 4 and ENV 5 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009).
-

ITEM NO: 2.

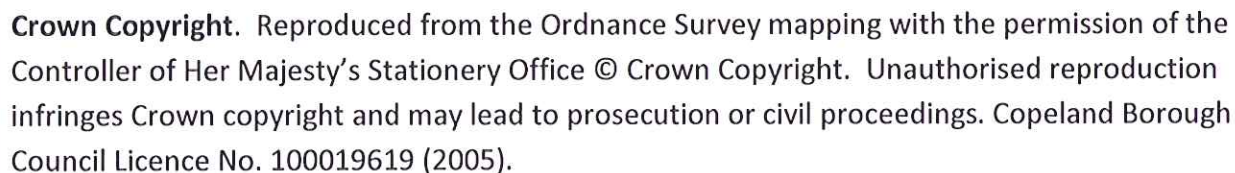


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 18/07/2012

Application Number:	4/12/2216/OF1
Application Type:	Full : CBC
Applicant:	G & M Ross
Application Address:	LAND AT ROSSDALE, THE HILL, MILLOM
Proposal	ERECTION OF DWELLING ON GARDEN LAND WITH LOCAL OCCUPANCY AGREEMENT
Parish:	Millom Without
Recommendation Summary:	Approve subject to S106



Planning permission is sought for a detached dwelling for local occupancy needs on garden land at Rosedale, The Hill, Millom.

The site forms a grassed area located to the front of the applicant's existing house and immediately adjacent four other detached two storey houses. These existing properties are sited in a curved manner running from north to south and fronting onto a shared access drive which leads onto the A5093.

To the west of the site, and situated at a much lower level is Hilltops, a detached two storey house. This property benefits from its own access and is well screened from the application site by mature planting.

This application seeks permission for a detached dormer style bungalow with a new, dedicated access being created to the north, directly off the A5093.

A supporting statement accompanies the application and sets out how the applicants have lived in the community for over 33 years, having built their current five bedroomed home in 1979. Now that their children have left home they wish to move into a smaller dwelling whilst remaining in the community. Having failed to identify any existing suitable properties within the area they wish to erect a small one and half storey dwelling in a section of their current garden. Whilst they understand that the site is slightly detached from their existing property, it is surrounded by residential development; can be developed without detriment to surrounding properties or landscape and will leave the existing dwelling with a large private curtilage area. A copy of this supporting statement is attached.

The proposed dwelling comprises a simple, dormer style bungalow orientated to face east, towards the existing houses within this small group. As originally submitted, the proposal failed to achieve the required separation distances and its position within the site put at risk a mature tree and established planting along the western boundary, which acts as an important screen between the site and the adjacent house, Hilltops.

The proposal has since been amended. The projecting gable feature and rear dormer windows have been removed and the depth has been reduced to 6 metres to ensure that a minimum distance of 21 metres is retained between habitable room windows in the front elevation of the proposed property and those serving existing houses opposite. Likewise, it is now proposed to locate the property further north within the plot to safeguard the existing tree.

A cross sectional drawing has also been provided demonstrating how the property would sit within the site given the difference in levels to the west. This indicates an under build of 0.8 metres at most.

In terms of accommodation, the property will provide an entrance porch, lounge, kitchen/diner, utility room and cloak room at ground floor level with two bedrooms, two bathrooms and a study/third bedroom above.

Externally, the property would be finished with white roughcast render, dark grey roof tiles and dark brown upvc windows and doors.

Foul drainage will be via an existing septic tank and surface water would be disposed of via a soakaway.

CONSULTATIONS

Highways Authority – raise no objections subject to standard conditions relating to access and surfacing.

Millom Without Parish Council wish the following observations to be noted:

- The site consists of a narrow strip of land closely surrounded on three sides by existing houses and separated from those houses by a private access road. Because of the proximity of those houses to the site each of the occupants should be served with a copy of the application.
- There does not appear to be any notice of a planning application at or nearby the proposed site.
- The site has a considerable slope at the south elevation and the proposed dwelling will actually be taller from that elevation than would appear from the plan.
- Although described as a “small one and a half storey cottage style dwelling” it will in fact be a substantial property which will occupy a very large proportion of the width of the site and leaving very little space between it and the 5 houses which surrounded it. In relation to this observation Council wonders whether the proposed dwelling meets the Copeland standards.

For clarification it should be noted that all adjoining property owners have been consulted by way of the standard neighbour notification letter. A site notice was put up at the entrance to the site on the 3 May 2012.

The Parish Council have no further comments to make in respect of the amended plans.

Adjoining owners - A letter of support signed by all four adjacent property owners has been received. Within this letter the adjoining owners confirm that they have been shown the plans by the applicant and wish to offer their full support to the proposals. They comment that the applicants have lived at Rosedale for over 30 years and are very much a part of their, and the wider village community. The construction of a smaller dwelling on this plot of land will enable the applicants to remain in the community and will have no adverse impact on neighbouring properties. They wholeheartedly support the proposed dwelling and trust the Council will approved this application.

PLANNING POLICY

National Planning Policies

The Government has recently published the National Planning Policy Framework (NPPF) which sets out the new planning guidelines at a national level. The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies a social role as one of the three dimensions to sustainable development. It defines a social role 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 54 encourages Local Planning Authorities to be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 55 does stress that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances which would justify them.

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. The adopted Copeland Local Plan 2001-2016, falls into this category.

Local Planning Policies

Policy DEV 4 'Development Boundaries' advocates a sequential approach to development firstly through the reuse of existing buildings; secondly on previously developed sites, and only then on previously undeveloped land.

Policy DEV 5 'Development in the Countryside' seeks to protect the quality and character of the wider countryside and sets out the types of development that will be permitted outside the defined Key Service and Local Centres. Amongst other things, this includes local needs housing.

Policy DEV 6 'Sustainability in Design' sets out the sustainable design principles which all new development should adopt.

Policy HSG 5 'Housing Outside Settlement Development Boundaries' only permits housing outside settlement boundaries where they are required to meet exceptional circumstances arising from local social and economic conditions and will be subject to occupancy restrictions.

Policy HSG 8 'Housing Design Standards' sets out the design criteria for all new housing within the Borough. Amongst other things, HSG 8 requires certain separation distances between dwellings to be achieved, including a minimum of 21.0m between face elevations containing habitable room windows.

Policy HSG 11 'Affordable Housing' permits affordable housing to meet a proven local need in rural areas. It does require any dwelling to be on a site within or immediately adjoining the village and well related to its physical form and specifies that the applicants would have local ties to the village and have genuine difficulty in finding an otherwise acceptable site.

The Copeland Local Development Framework Core Strategy and Development Management Policies DPD Pre-Submission Draft is currently subject to consultation until 13 July 2012. This identifies The Hill as being outside a defined settlement boundary and in respect of housing, the type and scale of development which is preferred in such small villages and settlements is described as being "development providing homes to meet the defined needs of the population with need for rural/non-settlement location to be proven in each case".

The Strategic Housing Market Assessment Final Report 2011 highlights that the total net requirement for affordable housing in the Millom Without Parish up to 2015 is 5 units.

ASSESSMENT

This site falls outside the defined development boundaries for the Borough. Local Plan policies seek to protect the open countryside and consequently new dwellings are only permitted outside development boundaries as an exception where there is a clear justification.

The new NPPF encourages Local Planning Authorities to be responsive to local circumstances, especially where they will enhance or maintain the vitality of rural communities and, in particular, recognises that development in one village may support services in a village nearby.

As highlighted within the supporting Planning Statement, The Hill, along with The Green and Hallthwaites form a cluster of small settlements along a short 2km stretch of the A5093 to the north of Millom and whilst none are designated Local Centres within the current Local Plan, there is a strong social and economic relationship between them, providing a range of services including a school, public house and two village halls.

The applicants have strong ties to the community having lived in their current property for over 33 years. The proposal will ensure that the family remain in the village, consistent with the aims of the NPPF which seeks to support strong, vibrant and healthy communities.

There is an identified need for affordable homes within this Parish and the applicants are happy for any approval to be subject to a local occupancy clause.

The site is well related to the physical form of The Hill and is flanked by existing houses and the A5093, off which a new access can be easily created. By reducing the overall size of the proposed dwelling and repositioning it within the plot, it has been demonstrated that a new dwelling could be accommodated without compromising the amenities of existing adjacent residents, all of whom have offered their support to this application.

Overall the applicants case is considered to have some merit and is worthy of support in this case in terms of both national and local planning policies.

If Members accept the recommendation then it is appropriate to control the occupancy of the dwelling to reflect the local need by way of a Section 106 Agreement.

Recommendation:-

Approve subject to a Section 106 Agreement and the following conditions:-

Conditions

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

Reason

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

2. 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 site plan, drawing no. GMR-02B, dated 20 June 2012, received on 22 June 2012.
 - Proposed elevations and floor plans (amended design), drawing no. GMR-03/4B

dated 20 June 2012, received on 22 June 2012.

- Cross section looking north, drawing no. GMR-05, received on 12 June 2012.
- Site location plan, scale 1:1250, drawing no. GMR-01, received on 19 April 2012.
- Design & Access Statement, prepared by Peter Speakman March 2012, received on 19 April 2012.
- Planning Statement Ref: PJW/AS/12/018, prepared by Peter Winter, PFK Planning, dated 16 April 2012, received on 19 April 2012.

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. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

4. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highways Authority and prior to the occupation of the dwelling.

Reason

In the interests of road safety.

5. The tree and hedgerow located along the western site boundary shall not be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority.

Reason

To adequately protect the existing tree and hedgerow on site which are considered worthy of retention in the interests of visual amenity.

Informative

- Access gates, if provided, should be hung to open inwards only away from the highway.

Reason for decision:-

The erection of a dwelling on this site to meet a local housing need within the village is in accordance with Policies DEV 5, DEV 6, HSG 5, HSG 8 and HSG 11 of the adopted Copeland Local Plan 2001-2016 and the National Planning Policy Framework.

PJW/AS/12/018

16th April 2012



4/12/2216/OF1

COPELAND BOROUGH COUNCIL
DEVELOPMENT CONTROL

19 APR 2012

RECEIVED

Chief Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
CA28 7SJ

Dear Sir/Madam

**Planning Statement – Proposed Dwelling at The Hill, Millom for
Mr and Mrs G Ross**

This statement has been prepared to support the planning application submitted to you in respect of the above proposal by Speakman Architects.

Background

The applicants, Mr and Mrs G Ross, built their current home Rossdale in 1979 as part of a larger scheme for 5 dwellings granted planning permission in 1978. The property has five bedrooms and now that their children have left home Mr and Mrs Ross, who remain working in the area, wish to move into a smaller dwelling whilst remaining close to the community that they have lived in for over 33 years. Having failed to identify any existing suitable premises within the area they have decided to apply for planning permission to erect a small one and half storey dwelling in a section of their current garden. Whilst the site is slightly detached from their property it is surrounded by residential development; can be developed without detriment to surrounding properties or landscape and will leave the existing dwelling with a large private curtilage area.

Planning Policy

The Copeland Local Plan (2001-2016) was adopted in 2006 and policies relevant to this application have been saved until they are superseded by the Copeland Local Development Framework. The Hill is not a settlement recognised by Local Plan as being either a Key Service Centre or a Local Service Centre, (Policies Dev 2 and 3), and new development would only be allowed here where it is required to meet exceptional circumstances arising from local economic and social circumstances (Policy Dev 5) or where it would provide affordable housing to meet an identified



Chartered Town Planners

2/a

Need (Policy Dev 11). My understanding is that the Borough Council's Planning Officers consider that neither of these exceptions apply in this case in spite of the applicants' long family ties to the settlement.

15 APR 2012

In March 2012, following the implementation of the Localism Act 2011, the Government published the National Planning Policy Framework (NPPF) which instantly became a material consideration that Local Planning Authorities should take into account when preparing future Local Plans and taking decisions on individual planning applications. It sets out, amongst other things, the Government's presumption in favour of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. In this case it is the social role that is the most important and the NPPF requires the planning system to support strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations with accessible local services that reflect the community's needs and supports its health, social and cultural well-being. Paragraph 55 of the NPPF states as follows:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services (such as local shops, schools, meeting places, sports venues, cultural buildings, public houses and places of Worship) in a village nearby. "

The Hill, along with The Green and Hallthwaites, form a cluster of such small settlements along a short 2km, easily walkable, stretch of the A5093 to the north of Millom. Whilst none of the settlements are included in the current list of Key and Local Service Centres they do have a strong social and economic relationship, between them providing a comprehensive and easily accessible range of services including a school, public house, church and two village halls. Consequently I consider that the housing development proposed at The Hill by this proposal is just the sort of proposal anticipated by the NPPF in that it will help to maintain the viability of these services and the vibrancy of the local community. Interestingly such an approach to rural housing development already exists in the adjacent Lake District National Park where the National Park Authority has identified a number of Cluster Communities, that sit beneath its identified key and local service centres, where it will allow small scale development in order to reinforce traditional settlement roles, aspirations and patterns, and help local communities adapt to rural challenges.

The Millom Without Parish Housing Needs Survey carried out in 2008 indicated a housing need within the Parish of twenty nine, eighteen of these were considered to be in need of affordable housing with the remaining eleven having a local need. I am aware that a number of houses have been allowed locally in recent years (e.g. Greyside, The Hill and at Jerry Bridge, Hallthwaites) for occupancy by local people and Mr and Mrs Ross are quite prepared to accept a similar local occupancy condition on their proposed new property.

4/12/2210/OF1

This change in Government policy is now a material planning consideration and must be fed into Local Plans over the next 12 months when it should be given great weight in the consideration of planning applications. I consider that these emerging strands support applications such as that submitted on behalf of Mr and Mrs Ross and I would urge you to approve.

Yours sincerely

pp A Sheridan

Peter Winter MRTPI
Head of Planning Services



21C

ITEM NO: 3.



To: PLANNING PANEL

Development Control Manager

Date of Meeting: 18/07/2012

Application Number:	4/12/2223/0F1
Application Type:	Full : CBC
Applicant:	Mr T Dixon
Application Address:	LAND AT HIGH HOUSE FARM, WILTON, EGREMONT
Proposal	ERECTION OF WIND TURBINE - 24.8M AT HUB HEIGHT & 34.4M HIGH AT TIP OF BLADES
Parish:	Haile
Recommendation Summary:	Refuse



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INTRODUCTION

At the last Planning Panel on 20 June 2012 Members agreed to visit the site in order to fully appraise all the material planning considerations the application raises prior to its determination. The site visit took place on Wednesday 4 July 2012.

PROPOSAL

Planning permission is sought to erect a single 50kw wind turbine on agricultural land in this elevated location at Wilton and to the east of the applicant's farmstead, High House Farm.

In terms of detail the turbine will comprise three 9.62m long blades situated on top of a 23.6m high steel tower, resulting in a total height of 34.4m including tower, hub and blades. The turbine will have a rotor diameter of 19.24m and there will be a swept area of 290 square metres.

Externally the turbine will be finished in a pale grey/off white colour.

The turbine will be sited on a 6 square metre concrete base which will also house a control box at ground level measuring 0.85m in height and 0.63m in width.

The turbine will be located towards the north-western corner of this agricultural field. It will sit 48m from the existing field access track which sits along the western field boundary. It will be 62m from the northern field boundary and 180m from the main road.

It will be located 300m east of the applicant's farmstead, 320m+ southeast of Greenfield and Dike Nook and 370m+ northeast of Yewcroft.

The application is accompanied by a supporting statement which covers visual and landscape impact, noise, shadow flicker, ecology and access. Additional information has also been received on behalf of the applicant covering noise, shadow flicker and ecology.

The Statement puts forward the reasoning behind the choice of location which is considered to be the best position in terms of wind generation and sufficient distance from neighbouring properties to ensure there is not a problem with noise. It is considered that the noise at the nearest residential property would be less than 30db, which compares to normal rural background levels of 20-40db.

From a visual point of view, the statement points out that the turbine will be over 300m away from the nearest neighbouring properties and 500m from the main village. Nearly all the houses have their main outlook to the west and it is considered that very few people will be able to see the turbine from their houses.

In terms of landscape impact the statement points out the turbine will not be sited on the horizon and will have a backdrop of fields, not the Lake District fells. It considers impact will be minimal.

The turbine is to provide electricity to run the 200 cow dairy farm and help the farm stay viable as energy costs rise. Any surplus will be fed into the Grid.

CONSULTATIONS

Haile and Wilton Parish Council - strongly oppose the application due to the visual impact and the noise. It also goes against the parish mandate and the Copeland Plan.

Highways Authority - raise no objections to the proposal from a highway point of view subject to standard conditions.

The Lake District National Park – are of the opinion that the special qualities of the National Park and its setting would not be significantly adversely affected by the proposal and have no objections.

Environmental Health Officer – no comments received.

Ten letters of objection have been received, nine from local residents and one from a resident of Drigg. The grounds for objection can be summarised as follows:-

1. Visual impact. The development would dominate the visual appearance of Wilton and the surrounding area introducing an isolated prominent feature, away from the farm. The large bright white contemporary structure would be the most striking feature in Wilton so far and would be extensively visible throughout the Egremont area and beyond.
2. Over the years residents have put up with the expansion of the existing farm complex. The proposed turbine and ancillary connections will be another, unnecessary blot on what is a beautiful and tranquil area.
3. Noise. Nearby properties will be subjected to the assessed constant background drone of 30dB and this could be distressing to horses. Concerns over the accuracy of the submitted noise information.
4. Shadow flicker will be experienced by some residents for a larger part of the day.
5. Ecology. The turbine may affect breeding game birds and birds of prey within the local area that fly regularly over this area.
6. Health concerns due to turbine noise.
7. Concerns about how the electricity supply will be taken across to High House or connected to the grid.
8. Economic impact. Turbines do not create jobs.
9. Impact on aircraft who use this area to practice low flying manoeuvres.
10. The farmer does not live at High House Farm but at the other end of the lane at Brackenthwaite, well away from the farm complex and the turbine.

11. Alternative forms of renewable energy would be suitable at the farm such as solar panels or a small scale hydro plant at Wilton, or potentially a smaller turbine at the farm.
12. Copeland is already committed to nuclear power.
13. Precedent. If accepted this could open the floodgates to more turbines which would be a blot on the landscape.
14. Concerns about the non-democratic way in which these types of turbines and being allowed on appeal.

PLANNING POLICY

Planning Policy Statement (PPS) 22 'Renewable Energy' has been recently replaced by the National Planning Policy Framework (NPPF) published on 27 March 2012, which sets out the Government's planning policies for England. However, the original companion guide to PPS22 is still current and now provides a Companion Guide to the NPPF. These are currently the most relevant National Planning Policy documents associated with renewable energy developments.

The NPPF includes a presumption in favour of sustainable development. Meeting the challenge of climate change and conserving and enhancing the natural environment are encouraged as part of the goal of securing sustainable development.

To meet the challenge of climate change there is a need to help increase the use and supply of renewable and low carbon energy and local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources (para. 97). When determining planning applications, local planning authorities should not require applicants to demonstrate the overall need for renewable energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. Applications should be approved if its impacts are (or can be made) acceptable (para.98).

In terms of the natural environment, paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

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. The adopted Copeland Local Plan 2001-2016,

falls into this category and Policies EGY 1 'Renewable Energy', EGY 2 'Wind Energy' and ENV 6 'Landscapes of County Importance' are specifically relevant.

Policy EGY 1 supports renewable energy developments and sets out the criteria against which all proposals for renewable energy are to be considered. This is set out below:

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

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

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

Policy ENV 6 seeks to protect areas of landscape formally designated as 'Landscapes of County Importance' from inappropriate change. The siting of the mast is on land subject to such a designation. Where development is permitted special regard should be paid to the design, scale, siting and choice of materials.

Cumbria Landscape Character Guidance and Toolkit, March 2011, is also considered relevant and identifies the area as Type 11a 'foothills' comprising rolling, hilly or plateau farmland and moorland with areas of improved grassland and extensive conifer plantations. In the west the farmland varies between pastoral landscapes with small fields to rolling higher topography with fine long distance views. Although easy to access, the countryside is attractive and peaceful and is highly valued locally and is often as a rural backwater.

Villages, hamlets and farmsteads are discrete and dispersed and follow the grain of the rolling topography and are sensitive to unsympathetic expansion and redevelopment. The vision here is to conserve and enhance the landscape. Most importantly in terms of development the aim is to protect village fringes from unsympathetic development; resist development of important open spaces and protect uncluttered skylines and key views to and from the area from large-scale energy infrastructure developments such as large scale wind turbines and pylons that may erode the character of the area.

ASSESSMENT

It is accepted in this instance from the supporting documentation accompanying the application that it is likely there would be no negative effects of erecting such a turbine in this location in relation to the issues of noise, shadow flicker, ecology and access as detailed below:

Noise – the supporting case contends that any noise arising from the turbine in operation would be below the recommended level and would have no impact on surrounding properties given that the nearest non-associated residential property is over 250 metres away where the noise level would drop to 31.5dB - this is awaiting verification by our Environmental Health Officer.

Shadow Flicker - the accompanying statements conclude that given the distance of the nearest non-associated residential property there is no prospect of any property being affected by shadow flicker. This is consistent with the guidance contained in the PPS22 Companion Guide which states that flicker effects have been proven to only occur within ten rotor diameters of a turbine. The rotor diameter in this case is 19.2 metres. There are no immediately close residential properties within the 192 metre distance, as the nearest residential property is 'Greenfield' which is approximately 320 metres away.

Ecology – the supporting case considers that the field within which the turbine will be sited has extremely limited ecological value given that the field is currently under barley but also used for grazing. The turbine will be sited at least 50m away from the nearest hedgerow or woodland in accordance with Natural England's 'bats and onshore wind turbines interim guidance'.

Access - access to the site already exists and the Highway Authority raise no objections to the proposal. Whilst construction would increase traffic movements to the site this would only be temporary.

However, despite the above there are significant concerns relating to landscape and visual effects of the proposal which are material and deemed to carry considerable weight as assessed below.

The site comprises an elevated greenfield location, open in character. The Cumbria Landscape Character Guidance and Toolkit, March 2011, identifies the site and land in the vicinity as Type 11a 'foothills' comprising pastoral landscapes with rolling higher topography with fine long distance views sensitive to unsympathetic expansion and redevelopment. The vision here is to conserve and enhance the landscape and in doing so, development of important open spaces should be resisted and uncluttered skylines and key views to and from the area should be protected from developments such as large scale wind turbines that may erode the character of the area.

The site is also formally designated as a 'Landscape of County Importance'. These are significant areas of important landscape within the borough where development should not threaten or detract from its distinctive characteristics.

This proposal is for a tall grey/white structure, some 34.4 metres in overall height, in a prominent, elevated uncluttered location which is wide open to views from both the immediate and wider locality. The structure would sit some 300 metres east of the applicant's farm building group and 500 metres east of the main Wilton hamlet and its presence would undoubtedly be seen from wide and immediate views, accentuated further by the absence of other vertical structures in the vicinity.

Thus, it is considered that the proposed turbine would constitute an isolated and prominent feature incongruous in its surroundings and, as a result, have a materially harmful effect on the character and appearance of the surrounding rural landscape and would lead to an unacceptable adverse visual impact on the immediate and wider rural landscape contrary to criteria 1 and 2 of Policy EGY 1 and ENV 6 of the local plan.

Taking the above into account, it is considered that the effect of the proposal on the landscape and its visual impact in this instance outweigh the positive benefits and, on this basis, it is recommended that permission be refused.

Recommendation:-

Refuse

Reason for decision

The proposed siting of a single turbine, some 34.4 metres in overall height, would introduce an isolated, prominent feature incongruous in its surroundings which would have a materially harmful effect on the character and appearance of this sensitive rural landscape which is designated 'Landscape of County Importance' and would lead to an unacceptable adverse visual impact on the immediate and wider rural landscape contrary to the National Planning Policy Framework and Policies EGY 1, EGY 2 and ENV 6 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 4.



To: PLANNING PANEL

Development Control Manager

Date of Meeting: 18/07/2012

Application Number:	4/12/2254/OF1
Application Type:	Full : CBC
Applicant:	Alan B Freeman (for client)
Application Address:	LAND ADJACENT TO 48 HOLLY TERRACE, HENSINGHAM, WHITEHAVEN
Proposal	ERECTION OF A DWELLING
Parish:	Whitehaven
Recommendation Summary:	Refuse



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INTRODUCTION

Planning permission is sought for a detached dwelling on land adjacent to 48 Holly Terrace, Hensingham, Whitehaven.

Planning permission was granted in 2008 in outline for a dwelling on this site (4/08/2075/001 refers). This was renewed in 2011 (4/11/2168/001 refers).

The site is a grassed garden area located to the northeast (gable elevation) of the existing house and immediately adjoins an area of land used for an electric substation further to the north east. 48 Holly Terrace is a 3 storey dwelling, situation at the northeast end of the

terrace of 11 dwellings. All of the properties are Listed Buildings and within the Hensingham Conservation Area, but the site itself is not.

To the northwest of the site is a single storey detached house on the residential estate of Winston Drive. On the opposite side of Hensingham Main Street is a pair of two storey semi-detached dwellings which are also outside of the Conservation Area. Further to the northeast along Main Street is the large detached Hensingham Methodist Church.

Externally, the majority of the existing terraced properties have painted render walls, slate roof coverings and white timber windows and doors.

PROPOSAL

This application seeks permission for a two storey dwelling with an additional floor in the roof space which would provide five bedroomed accommodation. It would have a floor area of 12.5m x 12.6m, on a 640m² application site.

The dwelling would have a projecting two storey bay window to the frontage, to match the similar design of the front elevation of 48 Holly Terrace. There would also be an integral garage to the front elevation with a substantial area for parking and turning. It would be finished with a painted render, grey tiles to the roof and white Upvc doors and windows.

A new, dedicated access would be created onto Main Street for the dwelling separately from 48 Holly Terrace.

It will be located 4.6m away from the gable elevation to 48 Holly Terrace, with a window in the gable elevation of the proposed dwelling on the second floor to a bedroom. The rear elevation of the proposed family room will be less than 16m from the rear elevation of the single storey property to the rear of the site, No 5 Winston Drive. In addition, two windows are proposed to the west elevation of the sun room which will be adjacent to the rear garden areas of the terraced properties.

CONSULTATIONS

Statutory consultations are ongoing. To date no comments have been received.

PLANNING POLICY

The Government has recently published the National Planning Policy Framework which sets out the new planning guidelines at a national level. The NPPF has a section which addresses heritage assets and conservation issues. This states:-

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.’

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. The adopted Copeland Local Plan 2001-2016, falls into this category.

In respect of this application, given that the site is located within a settlement boundary and adjoining a Listed Building and a Conservation Area the key policies of the adopted Local Plan identified below remain relevant to its assessment.

DEV 6 ‘Sustainability in Design’ sets out the general development and sustainable design principles which all new development should adopt.

HSG 8 'Housing Design Standards' sets out the design criteria for all new housing within the Borough. Amongst other things, HSG 8 requires certain separation distances between dwellings to be achieved, including a minimum of 21.0m between face elevations containing habitable room windows.

ENV 26 'Development in and affecting Conservation Area' states that development within Conservation Areas or that which impacts upon the setting of a Conservation Area will only be permitted where it preserves or enhances the character or appearance of the Area and, if appropriate, views in and out of the Area. In particular it should:

1. Respect the character of existing architecture and any historical associations by having due regard to positioning and grouping of buildings, form, scale, detailing and use of traditional materials
2. Respect existing hard and soft landscape features including open space, trees, walls and surfacing
3. Respect traditional street patterns, plot boundaries and frontage widths
4. Improve the quality of the townscape

CONCLUSION AND RECOMMENDATION

By virtue of its scale, height and resultant massing the proposed 3 storey dwelling would constitute an over dominant and incongruous form of development out of character with neighbouring dwellings and the surrounding area generally, especially in the context of the adjoining Listed Building and Conservation Area.

Furthermore the height, design and position of the new dwelling would have an oppressive and over dominant effect on the property No 5 Winston Drive to the rear. This is considered contrary to Policies DEV 6, HSG 8 and ENV 26 of the adopted Copeland Local Plan 2001-2016 and it is therefore recommended for refusal.

Recommendation:-

Refuse

Reason for Decision

By virtue of its scale, height and resultant massing the proposed 3 storey dwelling would constitute an over dominant and incongruous form of development out of character with neighbouring dwellings and the surrounding area generally, especially in the context of the adjoining Listed Building and Conservation Area. Furthermore the height, design and position of the new dwelling would have an oppressive and over dominant effect on the single storey property No 5 Winston Drive to the rear contrary to Policies DEV 6, HSG 8 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 5.

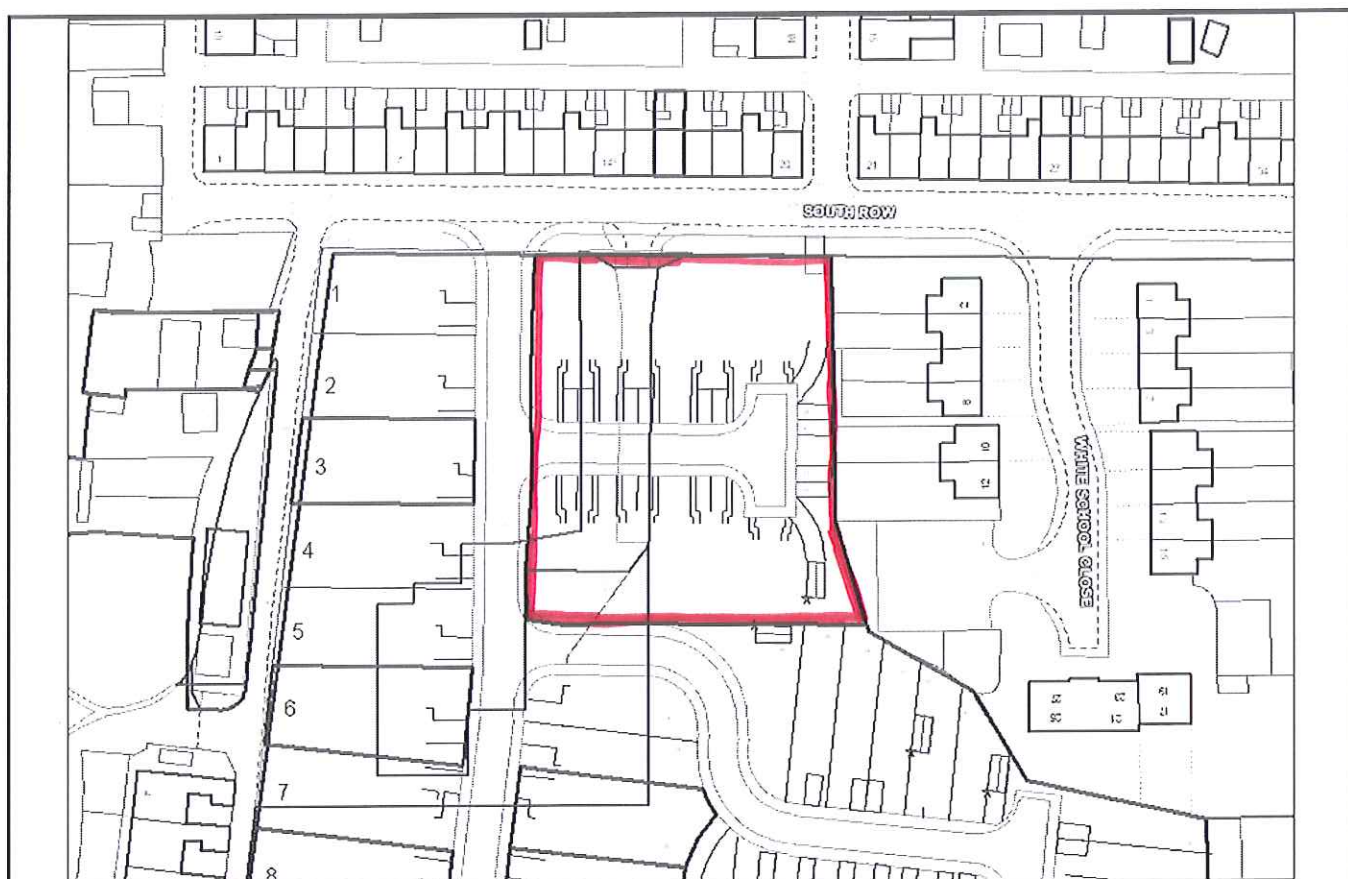


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 18/07/2012

Application Number:	4/12/2267/0F1
Application Type:	Full : CBC
Applicant:	Kells Development Group Ltd
Application Address:	PLOTS 57 TO 72, FORMER WHITE SCHOOL SITE, KELLS, WHITEHAVEN
Proposal	ERECTION OF 16 AFFORDABLE DWELLINGS
Parish:	Whitehaven
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

Outline planning permission was granted in 2010 for the redevelopment of the former White School site at Kells for residential purposes under reference 4/10/2127/001. The overall residential development consisted of a mix of housing which comprised 31 self build plots, 21 plots for sale on the open market and 22 affordable units. A number of the self build plots are currently under construction on the site.

This application was deferred at the last Planning Panel meeting to enable Members to visit the site. The site visit took place on 4th July 2012.

PROPOSAL

This application seeks planning permission for the erection of 16 of the affordable homes which were included on the original outline permission.

It is proposed to erect four blocks of four terraces properties on the northern edge of the site. Each terrace will contain 2 two bedroomed units and 2 three bedroomed units. The proposed dwellings are of a simple design and will be faced with a mixture of brick and render. The pitched roofs are to be covered with grey concrete tiles.

The houses have been designed to incorporate a number of sustainable measures with the overall aim of exceeding Level 3 of the Code for Sustainable Homes.

Access is to be achieved off South Row using the approved new entrance into the site. Each dwelling is to have an individual parking space and these are to be sited to the rear of the dwellings around a central turning head.

The dwellings will be constructed by the Kells Development Group and on completion will be transferred over to a Housing Association to manage.

POLICY

National Planning Policy

The Governments Planning Policies are set out in the National Planning Policy Framework (NPPF) which was introduced in March 2012.

The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 defines a social role as one of the three dimensions to sustainable development. Sustainable development involves supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations.

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.

The NPPF confirms that development should be approved that accords with the development plan.

Local Planning Policy

The adopted Copeland Local Plan 2001-2016 seeks to achieve sustainable forms of development. Policy DEV 2 designates Whitehaven as being the key service centre where development should be focussed. Policy DEV 4 of the adopted Copeland Local Plan 2001-2016 sets a preference for the development of brown field sites within the development boundary.

Policy DEV 6 encourages sustainable forms of design.

The site is allocated under Policy HSG 2 of the Local Plan for residential development.

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

Policy HSG 10 permits proposals for appropriately scaled low cost housing within the development boundary of a key service centre.

CONSULTATION RESPONSES

Cumbria County Council Spatial Planning Team

This application is not a Category 1 application and so the County Council do not have any comments to make from a strategic planning perspective.

Highways Control Officer

No objections to this application as the submitted plans do not include any significant change from the previously approved layout plan under reference 4/10/2127/001. I would recommend that the conditions that were applied to the previous outline permission are imposed on this permission.

Environment Agency

No comments

Other

Two letters have been received from local residents on South Row. They are concerned about the volume of construction traffic visiting the site which is currently having a detrimental impact on residential amenity within the locality in terms of noise, dust, muck on the road and general disturbance. There have been instances of damage to parked vehicles along South Row and the construction traffic has caused damage to the existing roads and pavements.

In terms of specific comments relating to the current proposal they are concerned about the proximity of the new dwellings to the existing properties on South Row. They consider that this will result in the loss of direct sun light to the dwellings and this will result in overshadowing.

ASSESSMENT

The principle of developing this site for residential purposes has already been established by the previous outline planning permission. Details relating to access, site layout and drainage were approved at that time.

The proposed dwellings are of a simple design and they reflect the scale and form of the existing terraced properties on South Row. They have been designed to respond to the local topography and will have stepped roofs to reflect the slope of the land. The submitted layout complies with the separation distances set out in Policy HSG 8 of the adopted Copeland Local Plan.

The provision of 16 affordable units is welcome and reflects the requirements of the Section 106 Agreement which was imposed on the original outline consent. The transfer of these units to a Housing Association will ensure that they are retained as affordable units in perpetuity.

Although the comments raised by residents on South Row with regards to the impact of construction traffic are noted these issues have previously been taken up with the developers by the Councils Environmental Health Officers as a public nuisance.

Recommendation:-

Approve subject to:-

Conditions

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

Reason

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

2. Before development commences representative samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to

and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

3. No development shall commence until details of the boundary treatment along the road frontage of the site has been submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details at all times thereafter.

Reason

For the avoidance of doubt and in the interests of the visual amenities of the locality.

4. No dwellings shall be occupied until the estate road, including footways and cycleways to serve such dwellings, has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

To ensure an adequate standard of development in the interests of highway safety.

5. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal / cross sections, shall be submitted to and approved in writing by the Local Planning Authority before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current *Cumbria Design Guide*. Any works so approved shall be constructed before the development is complete.

Reason

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

6. There shall be no vehicular access to or egress from the site other than via the approved access.

Reason

To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety.

7. Before the development is / dwellings are occupied the existing access to the highway shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason

To minimise highway danger and for the avoidance of doubt.

8. Before any development commences, a plan shall be submitted for the prior approval of the Local Planning Authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason

The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users.

9. Ramps shall be provided on each side of the road junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to and approved by the Local Planning Authority in writing before development commences. Any details so approved shall be constructed as part of the development.

Reason

To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety.

10. No dwellings or buildings or structures shall be commenced until the access road, as approved, is defined by kerbs and sub base construction.

Reason

To ensure that the access road is defined and laid out at an early stage.

11. The extension of the frontage footway along the whole frontage of the site to South Row shall be completed before the dwellings hereby approved are occupied.

Reason

In the interests of highway safety.

12. Full details of the highway surface water drainage system shall be submitted to and approved by the Local Planning Authority in writing. 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.

INFORMATIVE

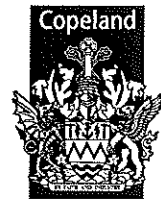
The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com
<<http://www.groundstability.com>>

Reason for Decision

An acceptable housing scheme on this allocated site which lies within the designated development boundary for Whitehaven in accordance with policies DEV 2, DEV 4, DEV 6, HSG 2, HSG 4 and HSG 10 of the adopted Copeland Local Plan 2001-2016

ITEM NO: 6.

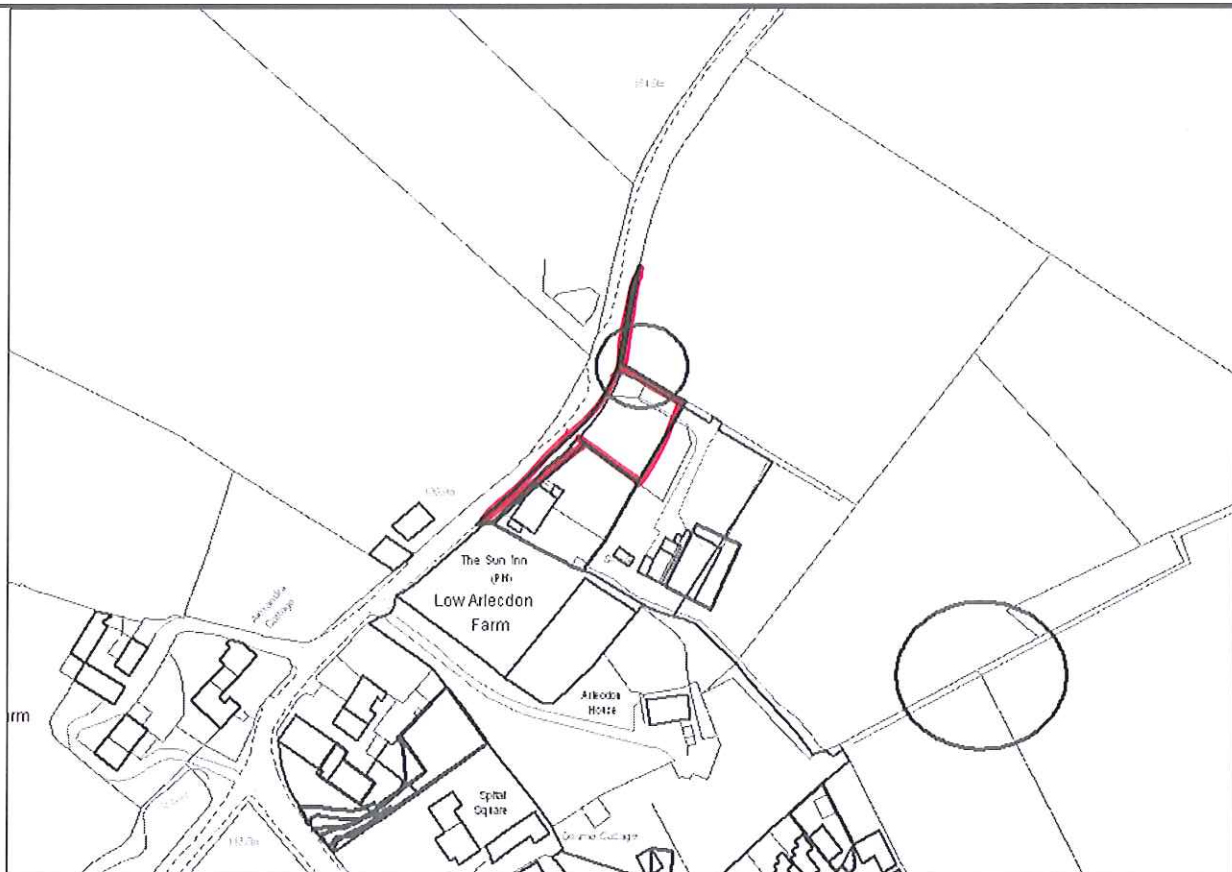


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 18/07/2012

Application Number:	4/12/2274/001
Application Type:	Outline : CBC
Applicant:	Mr P Gaston
Application Address:	LAND ADJACENT TO THE SUN INN, ARLECDON, FRIZINGTON
Proposal	OUTLINE APPLICATION FOR ERECTION OF A DWELLING TO MEET APPLICANT'S LOCAL & AFFORDABLE HOUSING NEED
Parish:	Arlecdon and Frizington
Recommendation Summary:	Approve in Outline subject to Section 106 Agreement



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PROPOSAL

This application relates to a small piece of land which lies adjacent to the Sun Inn on the northern edge of Arlecdon. An existing agricultural building and several loose boxes lie to the rear of the site.

Outline permission is sought for the erection of a dwelling on the site. A layout plan has been submitted with the application which illustrates that a dwelling complete with access, parking and turning areas and an associated garden area can be accommodated on the site. The dwelling would be accessed off an existing gated track which currently serves the agricultural building.

The application is accompanied by a supporting statement which sets out the justification for the dwelling in terms of local and affordable housing needs. In summary this statement makes the following points:-

1. The applicants are long established residents of Arlecdon and one of them was born in the village and has lived there all of her life. They currently live in a modest two bedroomed terraced property which is no longer of sufficient size to accommodate them and their two children.
2. The applicant's parents have lived in Arlecdon for 38 years and they are located within 100 metres of the applicants existing property. They are a close knit family and the applicants currently provide assistance to their parents and also receive support from their parents including help with child minding.
3. The applicants have tried to find a larger house within the village in the recent past but there are none currently available within their budget. Details have been provided with the application which illustrate that there are currently several properties for sale within the Rowrah/Arlecdon and Frizington areas. This evidence suggests that the lowest price for a house of sufficient size to accommodate the family would be in excess of £200,000.
4. The land covered by the application has been in the ownership of one of the applicants parents since 1998. As this land would be donated to the applicants this would eliminate any relevant land costs and consequently enable a house to be constructed to meet their needs within their limited budget. Their budget is dependent upon selling their existing property. They claim that this is the only affordable option available to them which would allow them to remain in the village.
5. The applicants are also currently involved in the farming activities that take place on the land surrounding the application site. This land which comprises 17 acres is owned by one of the applicant's parents. The applicants currently tend the farm animals and are also involved with other farming activities on the land. A house adjacent to this land would help in terms of assisting the current farming operations.

PLANNING POLICY

National Planning Policies

The Governments Planning Policies are set out in the National Planning Policy Framework (NPPF) which was introduced in March 2012.

The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies a social role as one of the three dimensions to sustainable development. It defines a social role 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 54 encourages Local Planning Authorities to be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.

Paragraph 55 does stress that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances which would justify them.

The NPPF confirms that development should be approved that accords with the development plan.

Local Planning Policies

Arlecdon is listed under Policy DEV 3 of the adopted Copeland Local Plan as being a Local Centre where small scale development which helps to sustain local services, meet local needs and support rural businesses will be permitted. Policy DEV 4 defines a settlement boundary for all Local Centres.

Policy DEV 5 only permits development outside the defined development boundaries as an exception to meet local needs.

Policy HSG 5 only permits housing outside settlement boundaries where they are required to meet exceptional circumstances arising from local social and economic conditions and will be subject to occupancy restrictions.

Policy HSG 11 permits affordable housing to meet a proven local need in rural areas. It does require any dwelling to be on a site within or immediately adjoining the village and well related to its physical form and specifies that the applicants would have local ties to the village and have genuine difficulty in finding an otherwise acceptable site.

The Copeland Local Development Framework Core Strategy and Development Management Policies Preferred Options is currently subject to consultation until 13 July 2012. This designates Arlecdon/Rowrah as a Local Service Centre in the preferred option settlement hierarchy. In respect of housing, the type and scale of development which is preferred in these Local Service Centres is described as being:

“Within the defined physical limits of development as appropriate: possible small extension sites on the edges of settlements; housing to meet general and local needs; affordable housing windfall sites”

The Strategic Housing Market Assessment Final Report highlights that the total net requirement for affordable housing in Arlecdon/Rowrah up to 2015 is 7 units.

CONSULTATION RESPONSES

Parish Council

No objections – The Parish Council voted to support this young couple’s application to build a dwelling on land they own adjacent to the stables owned by their parents.

Highways Control Officer

No objections from a highway point of view subject to a condition which reserves all matters relating to the layout of the site, the means of access, parking and turning are reserved for approval at the detailed planning stage.

The applicant will need to ensure any visibility splays are suitably protected.

ASSESSMENT

This site falls outside the defined development boundary for Arlecdon. Local Plan policies seek to protect the open countryside and consequently new dwellings are only permitted outside village boundaries as an exception where there is a clear justification.

The new NPPF encourages Local Planning Authorities to be responsive to local circumstances, especially where they will enhance or maintain the vitality of rural communities.

The applicants have close family ties to the village and community and the submitted documentation clarifies that they are unlikely to be able to purchase a house within or near to the village which meets their requirements to house a growing family. The proposal will ensure that the family remain in Arlecdon which is defined as a sustainable settlement in the Local Plan. This is consistent with the aims of the NPPF which seeks to support strong, vibrant and healthy communities. The site is also well related to the physical form of the village. It lies adjacent to the Sun Inn public house and is flanked by existing agricultural buildings. It would also be served off an existing entrance. In this location the development of the site would “round off” this part of the village.

Overall the applicant’s case is considered to have some merit. The local need for an affordable home has been clearly evidenced and is worthy of support in this case in terms of both national and local planning policies.

If Members accept the recommendation then it is appropriate to control the occupancy of the dwelling to reflect the local need by way of a Section 106 Agreement.

Recommendation:-

Approve in outline subject to a Section 106 Agreement and the following conditions:-

Conditions

1. The layout scale, appearance, means of access thereto and landscaping shall be as may be approved by the Local Planning Authority.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be commenced not later than the later of the following dates:-

- a) The expiration of THREE years from the date of this permission

Or

- b) The expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

INFORMATIVE

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

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com
<<http://www.groundstability.com/>>

Reason for Decision

The erection of a dwelling on this site to meet a local and affordable housing need within the village is in accordance with Paragraphs 54 and 55 of the National Planning Policy Framework and Policies DEV 5, HSG 5 and HSG 11 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 7.



To: PLANNING PANEL

Development Control Manager

Date of Meeting: 18/07/2012

Application Number:	4/12/2279/0F1
Application Type:	Full : CBC
Applicant:	Tanias Properties Ltd
Application Address:	12 KING STREET, WHITEHAVEN
Proposal	CHANGE OF USE FROM RETAIL (CLASS A1) TO FINANCIAL SERVICE (A2)/CAFE OR RESTAURANT USE (A3) - FLEXIBLE PERMISSION
Parish:	Whitehaven
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application relates to a vacant retail unit which fronts directly onto King Street in Whitehaven. Planning permission was previously refused for the conversion of the ground floor of the premises to a financial use in 2009 under reference 4/09/2240/0F1. This application was subsequently dismissed at appeal in 2010.

PROPOSAL

Planning permission is now sought for a flexible permission to allow the change of use of the ground floor of the premises to allow either a financial service (A2) or cafe/restaurant (A3) use.

The applicant's agent has indicated that the purpose of seeking a flexible permission is to improve the marketing opportunities as far as possible to secure a viable tenant. He indicates that the application has been made following the Council's recent agreement to relax the restrictions on non retail uses on King Street.

The applicant's agent has submitted evidence to show how the premises have been marketed for either rent or sale since 2006. Despite these efforts only temporary occupants have ever been secured. A local estate agent has also confirmed that the premises have been marketed at a realistic price for sale/rent during this time period. The estate agent has also clarified that they do not anticipate a permanent occupier being found for these premises unless an alternative use can be found.

The premises are currently occupied by a retail outlet on a temporary basis. The current occupier is being permitted to use the premises rent free on the basis that they pay the business rates which amount to £7,000 per annum. The applicant's agent states that such temporary occupation of the building makes no contribution to the fabric of the building and makes little contribution to the retail offer of the town.

CONSULTATION RESPONSES

Environmental Health Manager

In principle there are no concerns to either of the proposed uses based on the information available. However additional information would be required in relation to the nature of foodstuffs, ventilation and waste arrangements for a cafe/restaurant use.

Highways Control Officer

Taking into account the existing use of the property and the information submitted it is considered that the proposal will be unlikely to have a material affect on existing highway conditions. I can therefore confirm that the Highway Authority has no objections to the proposal.

PLANNING POLICIES

National Planning Policy

The Governments Planning Policies are set out in the National Planning Policy Framework (NPPF) which was introduced in March 2012.

The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 defines an economic role as one of the three dimensions to sustainable development.

Paragraph 19 clarifies that planning should operate to encourage and support sustainable economic growth.

Paragraph 23 seeks to protect the vitality of town centres. It states that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should amongst other things:

- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
- define a network and hierarchy of centres that is resilient to anticipated future economic changes;
- define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;
- promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;

The NPPF confirms that development should be approved that accords with the development plan.

Local Planning Policy

Policy TCN 9 of the adopted Copeland Local Plan 2001-2016 sets out a strategy for the town centre of Whitehaven. One of the main elements of this policy is to maintain a strong shopping function by protecting the main shopping streets from competing uses. Although there are other uses at ground floor level on King Street it has retained its retail focus.

Policy TCN 11 designates King Street as a Primary Frontage and seeks to resist the introduction of further non retail uses at ground floor level along this street.

As a result of the economic downturn and local concerns about the number of vacant retail units in King Street the Council carried out a consultation to seek views on whether it was appropriate to permit financial services (A2) and restaurants/cafes (A3) on King Street. Following this consultation a report was presented to Members at Full Council on 13th October 2011. At this time Members resolved to take no action for a 6 month period to allow a full consultation with all the Members of the Council. A subsequent report was presented to Full Council on 22 March 2012 where Members agreed to a relaxation of the current restrictions on King Street provided that there is clear evidence that demonstrates that the premises have been vacant and actively marketed at a reasonable price for at least a 6 month period. The revised wording for Policy TCN 11 sets out that the Council would expect that no more than 2 consecutive non retail uses are permitted within the Primary frontage and non retail uses should not exceed 25% of the frontage lengths of King Street in each of its two sections either side of Lowther Street.

ASSESSMENT

Although there is a current occupier within the premises this is only on a temporary arrangement and is on a rent free basis. This agreement is not viable in the long term. The applicant's agent has demonstrated that these premises have been vacant for a considerable period of time since 2006 and they have been actively marketed during that period.

The recent revision to Policy TCN 11 sets out clear guidance for non retail uses on King Street. The current premises occupy a narrow street frontage and is adjoined by existing retail uses. This frontage along the northern section of King Street only currently contains 3 non retail units. The use of these premises for non retail uses will not result in an over concentration of non retail uses on this part of King Street.

On this basis this proposal is considered to comply with the revised wording of Policy TCN 11 and the proposed alternative uses would help to add to the vitality and vibrancy of this section of the street.

Recommendation:-

Approve subject to:-

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. There shall be no operational use of the premises between the hours of 18.00 p.m. and 08.00 a.m. on any day.

Reason

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

3. Notwithstanding the provisions of this permission any external alteration to the building including the installation of extraction or ventilation equipment, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of these works. The works shall be carried out in accordance with the approved details at all times thereafter.

Reason

For the avoidance of doubt and in the interests of protecting the amenities of the area.

Reason for Decision

The alternative uses proposed for these premises would comply with the revised wording of Policy TCN 11 of the adopted Copeland Local Plan 2001-2016 approved in March 2012 and the general provisions of the National Planning Policy Framework.

ITEM NO: 8.



To: PLANNING PANEL

Development Control Manager

Date of Meeting: 18/07/2012

Application Number:	4/12/2282/001
Application Type:	Outline : CBC
Applicant:	Mr J Wilson
Application Address:	LAND ADJACENT TO BANK HEAD, THE BANKS, SEASCALE
Proposal	OUTLINE APPLICATION FOR DETACHED DWELLING
Parish:	Seascale
Recommendation Summary:	Approve in Outline (commence within 3 years)



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THE SITE

This application relates to a raised garden area which currently forms part of the extensive curtilage serving this substantial detached house located at The Banks in Seascale. The property sits at the northern tip of the village boundary, with the sea to the west and golf course to the north and east.

Burnett house, a property converted into flats sits to the south of the site, as does a small single storey property known as Road End Cottage.

There is an existing vehicular access which runs to the north of the site. The access drive and application site are bounded by a substantial rendered wall.

BACKGROUND

Full planning permission to demolish the garage which currently occupies part of the site and erect a new split level dwelling was refused by the Council in December 1990 (4/90/0453/0F1 refers). This was then subsequently allowed on appeal and later renewed in September 1996 (4/96/0453/0f1 refers).

Outline planning permission was then approved on the site for a single dwelling in 2005 (4/05/2360/001 refers). This has again lapsed.

PROPOSAL

Permission is again sought, in outline, for a single dwelling on the site.

Whilst submitted in outline an indicative layout plan has been provided demonstrating how a detached property could be accommodated within the site with the creation of a new dedicated access to the east.

The details submitted are identical to those approved under the 2005 outline planning permission.

CONSULTATIONS

The Highways Authority

- Raise no objections subject to standard conditions being attached to any grant of planning permission.

Seascale Parish Council

- Have grave reservations about this application. They understand that in the past permission was given, after an appeal, only for a single storey structure on this site. The Parish Council is concerned that a taller building would impact on the skyline of The Banks which has been largely unchanged for many years. The building work that has taken place on The Banks since the 1920s has all been infill and with the exception of Gardner Hall, has had a lower elevation than the original Victorian and Edwardian houses.
- A further concern is traffic congestion and parking on The Banks which is a major issue for all residents. Whatever is agreed for this site must have adequate off-road parking included.

Adjoining owners

- Letters of objection from six adjacent property owners have been received. Collectively, they are concerned that development would seriously affect the natural light to Road End Cottage and a number of flats within Burnett House, some of which are at ground/basement level and are already closely overlooked by the application site.
- They would raise no objection to a single storey dwelling on the site and request that it be positioned as far from Burnett House as possible.
- They are also concerned that any loss of light would impact upon property values.

For a matter of clarification, it should be noted that the dwelling allowed on appeal in 1990 and subsequently renewed in 1996 was a split level property with a garage, workshop and study at lower ground level and living accommodation above.

PLANNING POLICY

The Government has recently published the National Planning Policy Framework (NPPF) which sets out the new planning guidelines at a national level. The NPPF includes a presumption in favour of sustainable development. Providing a wide choice of high quality homes which reflect local housing needs and securing good design are encouraged as part of the goal of securing sustainable development.

Paragraph 17 of the NPPF sets out the 12 core land use planning principles which should underpin plan making and decision taking. One of these principles requires planning to seek a good standard of amenity for all existing and future occupants of land and buildings.

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. The Copeland Local Plan 2001-2016, adopted in 2006, falls into this category. In respect of this application key policies of the adopted Copeland Local Plan identified below remain relevant to the assessment of this application.

DEV 1 'Sustainable Development and Regeneration' requires all development to accord with the local plan aims and objectives and is expected to contribute to achieving sustainable regeneration.

DEV 3 'Local Centres' lists Seascale as a Local Centre where small scale development will be permitted.

DEV 4 'Development Boundaries' defines the development boundary around Seascale. This policy permits development within the development boundary with the emphasis on developing previously developed land.

DEV 6 'Sustainability by Design' advocates a sustainable form of design being achieved in all new developments. Amongst other things, DEV 6 requires development to show a high standard of design.

Policy HSG 4 permits new housing on previously developed land within the defined limits of the settlements defined by Policy DEV 4.

Policy HSG 8 sets out the standards for new housing development including defining the minimum separation distances.

ASSESSMENT

This application forms an identical submission to that which was approved in 2005 under application 4/05/2360/001. An illustrative layout plan has been provided which shows the dwelling positioned along the northern boundary, occupying the position of the existing garage, albeit slightly larger.

As previously approved, the dwelling would be served by a new access to the east created through the existing boundary wall.

The principle of erecting a dwelling on this site has already been established by the granting of two previous full permissions and one outline permission. The site falls within the development boundary for Seascale which is defined as a local centre in Policy DEV 3 of the adopted Copeland Local Plan. The site appears big enough to accommodate a dwelling and the layout plan provided shows that a dwelling can be accommodated on the site which meets the separation distances with the surrounding residential properties as set out in Policy HSG 8 the adopted Local Plan.

There has not been any change in circumstances since outline permission was granted in 2005 and consequently it is recommended that this application be approved.

Notwithstanding the above, given the topography of the site and in order to prevent any future dwelling having an overbearing impact on neighbouring properties, particular the Road End Cottage and the lower ground floor flats in Burnett House it is considered that a single storey dwelling would be more appropriate.

Recommendation:-

Approve in outline subject to the following conditions:-

Conditions

1. The layout scale, appearance, means of access thereto and landscaping shall be as may be approved by the Local Planning Authority.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be commenced not later than the later of the following dates:-

- a) The expiration of THREE years from the date of this permission

Or

- b) The expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. The dwelling shall be of single storey construction.

Reason

To minimise the impact of the development on existing neighbouring properties

4. All matters relating to the layout of the site the means of access, parking and turning within the site shall be reserved for approval at the detailed planning stage.

Reason

In the interests of highway safety.

5. The development shall not be brought into use until visibility splays providing clear visibility delineated by straight lines extending from the extremities of the site frontage with the highway to points 2.4m along the centre line of the access drive measured from the edge of the adjacent highway has been provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

To ensure provision of adequate visibility splays in the interests of highway safety.

6. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason

In the interests of road safety.

Reason for decision

An acceptable infill plot for a single dwelling in accordance with Policies DEV1, DEV 3, DEV 4, DEV 6 and HSG 4 of the adopted Copeland Local Plan 2001-2016 and the National Planning Policy Framework.

ITEM NO: 9.

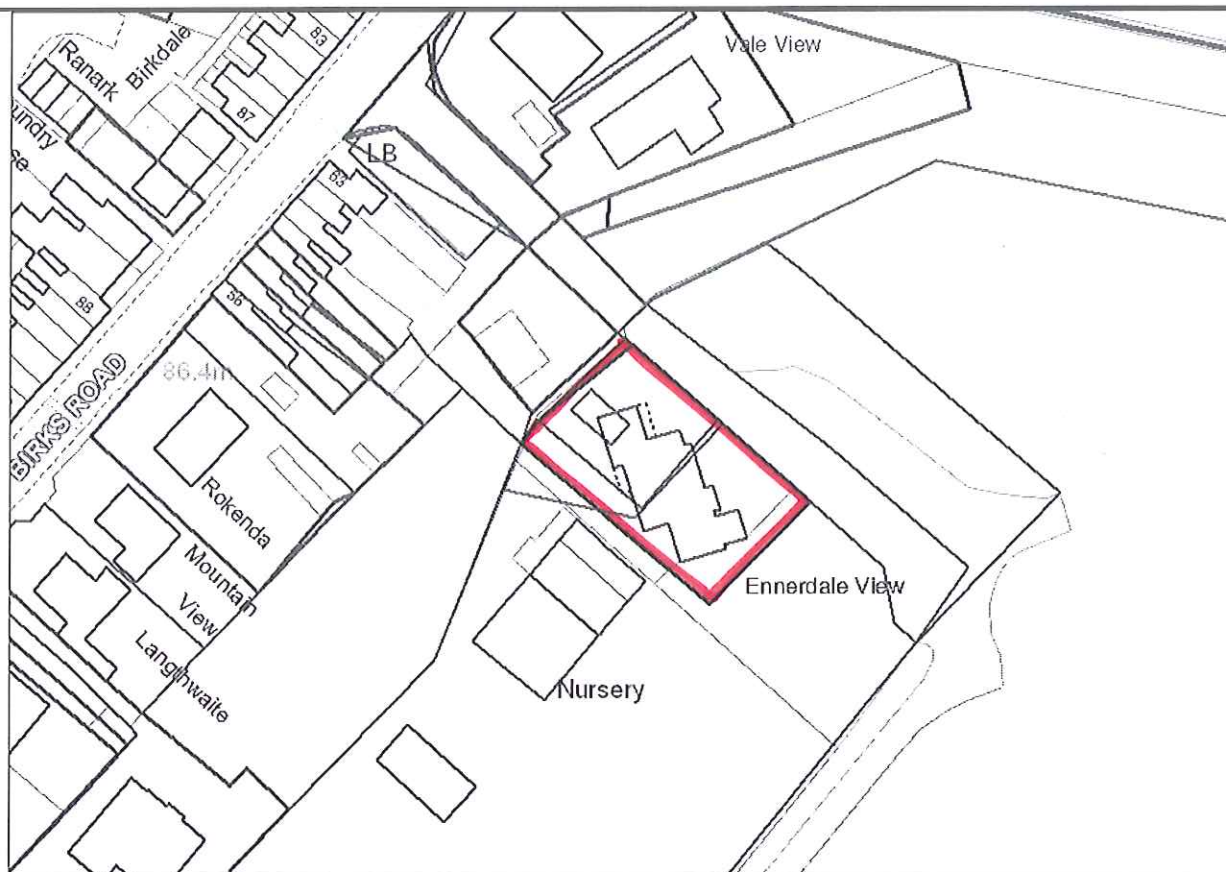


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 18/07/2012

Application Number:	4/12/2297/0F1
Application Type:	Full : CBC
Applicant:	Mr and Mrs S Kay
Application Address:	ENNERDALE VIEW, BIRKS ROAD, CLEATOR MOOR
Proposal	VARIATION OF CONDITION 3 OF OUTLINE APPROVAL 4/01/0815, ERECTION OF SINGLE DWELLING (OCCUPANCY RESTRICTION)
Parish:	Cleator Moor
Recommendation Summary:	Approve



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INTRODUCTION

This application relates to an existing detached dwelling which lies to the rear of Birks Road. The dwelling was granted outline planning permission in 2001 under reference 4/01/0815. The applicant at that time put forward a justification for the dwelling based on a functional need in connection with an adjoining nursery business. A condition was attached to the permission which restricted the occupation of the dwelling to a person employed at the nursery.

A subsequent application for the approval of reserved matters was approved in 2004 under reference 4/04/2214. The dwelling was constructed in 2004 and has been occupied by the applicant ever since.

PROPOSAL

Planning permission is now sought for the replacement of this occupancy condition with a local occupancy condition. The applicant's agent has put forward a justification for this proposal. The nursery ceased trading in 2010 due to adverse economic conditions and also due to physical disability. Evidence has been provided to show that the business and dwelling have been actively marketed as a going concern since September 2011. This marketing period has not resulted in any interest from any prospective purchaser. A supporting letter from a local estate agent sets out that in their opinion the current occupancy restriction and the current market conditions make it highly unlikely that the property and nursery as a whole would sell as it stands.

The applicant's agent has confirmed that his client would be prepared to accept the replacement of the current occupancy condition with a local occupancy condition. It has been suggested any condition should restrict the occupancy of the dwelling to a person who is resident or employed in Cleator Moor and the adjoining wards.

CONSULTATION RESPONSES

Town Council

No objections

PLANNING POLICY

National Planning Policy

The Governments Planning Policies are set out in the National Planning Policy Framework (NPPF) which was introduced in March 2012.

The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies a social role as one of the three dimensions to sustainable development. It defines a social role 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 54 encourages Local Planning Authorities to be responsive to local circumstances and plan housing development to reflect local needs. Paragraph 55 does stress that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances which would justify them.

The NPPF confirms that development should be approved that accords with the development plan.

Local Plan Policy

Policy HSG 7 of the adopted Copeland Local Plan permits the removal of occupancy conditions where it can be demonstrated that there is no longer a need for the restricted use. It recommends in such circumstances that the occupancy restriction is replaced by a local occupancy condition.

ASSESSMENT

The existing dwelling was approved in connection with an established local business. As this business ceased to operate in 2010 it is no longer possible to utilise the property as part of an ongoing business.

The applicant's agent has submitted evidence to show that the business and dwelling have been actively marketed as a going concerns for a period of 9 months. This suggests that the occupancy condition is prohibitive in securing a sale.

The replacement condition suggested by the applicant's agent would secure the dwelling for a local person and this approach would be consistent with the provisions of Policy HSG 7 of the adopted Local Plan. On the basis of the evidence submitted this is considered to be a reasonable approach in this case.

Recommendation:-

Approve subject to:-

Conditions

1. The occupation of the dwelling shall be limited to a person living and solely or mainly working, or last working, within the parishes of Cleator Moor, Weddicar, Arlecdon and Frizington, Haile, Egremont and Beckermeth with Thornhill locality, or a widow or widower of such a person, and to any resident dependants.

Reason

The Local Planning Authority would not be prepared to accept the unrestricted occupation of this dwelling site except for occupation by persons living and working within the locality.

Reason for Decision

Based upon the evidence submitted the original occupancy condition is no longer considered to be relevant or reasonable. The replacement of the existing occupancy condition with a local occupancy condition would be consistent with the provisions of Policy HSG 7 of the adopted Copeland Local Plan.

ITEM NO: 10.

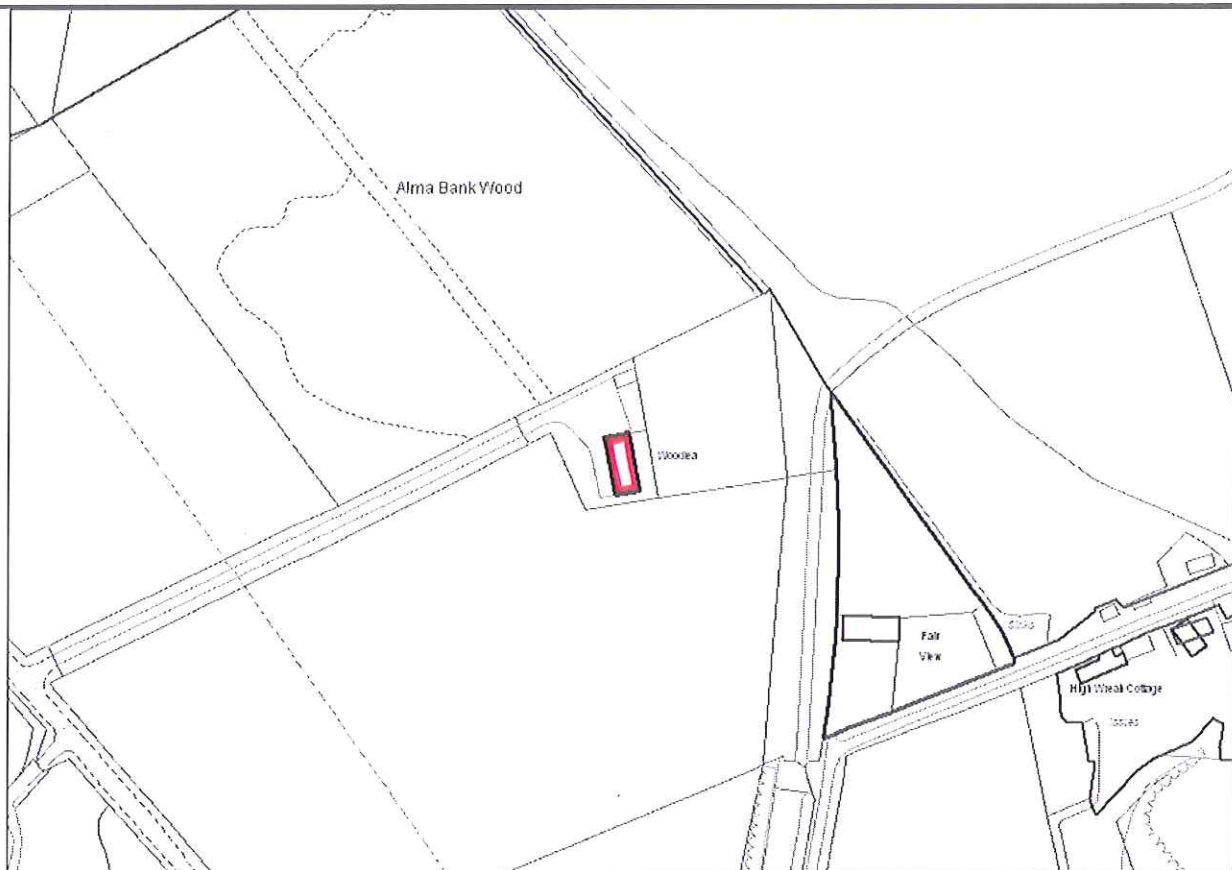


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 18/07/2012

Application Number:	4/12/2299/OF1
Application Type:	Full : CBC
Applicant:	Mrs P Donaldson
Application Address:	WOODLEA, WHELPSIDE, HENSINGHAM, WHITEHAVEN
Proposal	REMOVAL OF CONDITION 2 OF PLANNING PERMISSION 4/86/0549 (AGRICULTURAL RESTRICTION)
Parish:	Weddicar
Recommendation Summary:	Approve removal of condition



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INTRODUCTION

This application relates to a detached bungalow which was granted planning permission in 1986 under reference 4/86/0549. The bungalow was provided by the Coal Board to compensate for the loss of the land owners farmhouse when it was consumed by the Keekle Head opencast mining project. This permission was subject to an occupancy condition which restricted the occupancy to an agricultural worker.

PROPOSAL

Planning permission is now sought for the removal of this occupancy condition.

The bungalow is located on an isolated site at Whelpside on the eastern outskirts of Whitehaven. The property is accessed by a surfaced driveway. The land associated with the bungalow amounts to 11 acres.

The previous owner of the property who farmed the land has passed away and the executors have since attempted to dispose of the bungalow with the occupancy restriction in place. The property has been marketed for a period in excess of 12 months and has resulted in a considerable amount of interest from potential purchasers. A letter from the selling agents has been submitted which confirms that six separate offers were received for the property. However none of the interested parties have been able to proceed due to the occupancy restriction.

The removal of the occupancy condition would allow the executors to sell the bungalow and would allow the unit to appeal to a wider range of people.

CONSULTATION RESPONSES

Other

One letter of comment has been received from the occupier of a nearby property. He has no objections to the removal of the occupancy condition subject to a condition that a permanent signposted footpath is provided through the property between the public road and the existing footpath across the Keekle Opencast site. This he argues would compensate for the loss of the public footpath which previously ran across the farmland associated with Woodlea before the opencast mine was created. The previous occupier of Woodlea permitted people to walk down his driveway to access the footpath across the open cast site.

The neighbour claims that it is reasonable that in return for the removal of the agricultural restriction the current and future owners of Woodlea be required to provide a public footpath through the property to compensate for the footpaths that were lost during the opencast project.

PLANNING POLICY

National Planning Policy

The Governments Planning Policies are set out in the National Planning Policy Framework (NPPF) which was introduced in March 2012.

The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies a social role as one of the three dimensions to sustainable development. It defines a social role 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 54 encourages Local Planning Authorities to be responsive to local circumstances and plan housing development to reflect local needs. Paragraph 55 does stress that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances which would justify them.

The NPPF confirms that development should be approved that accords with the development plan.

Local Plan Policy

The property is located outside any settlement development boundary defined by Policy DEV 4 'Development Boundaries' of the adopted Copeland Local Plan 2001-2016.

Policy HSG 7 relates specifically to the removal of occupancy conditions. This states that where permission is sought for removal of an agricultural occupancy condition, it will be replaced wherever possible by other local occupancy conditions. The removal of occupancy conditions will only be granted where it is shown that the longer term need for dwellings for such workers, both on the unit and in the locality, no longer warrants reserving the subject dwelling for that purpose or for other housing needs which are evident in the area.

ASSESSMENT

The key consideration in determining this application is whether it has been adequately demonstrated that there is no longer a long term need for restricting occupancy of the dwelling to agricultural workers as required by Policy HSG 7 of the Copeland Local Plan.

In this particular case the property is not one that you would typically recognise as an agricultural workers dwelling. It is a small bungalow which occupies a rather modest curtilage. The only land associated with the property amounts to eleven acres which, in our opinion, would not serve as a sustainable farm holding.

The Parish Council raise no objections to the application and no representations have been put forward in response to publicity procedures other than the comments raised by a local resident regarding footpaths. Members are advised that it would be unreasonable to link this issue to the current proposal.

In view of the personal case put forward it has been demonstrated that the criteria of Policy HSG 7 has been satisfactorily met and that there is no longer a need to restrict the occupancy of this dwelling. Retaining this condition in light of the circumstances now prevailing would be considered unduly onerous from a planning point of view and may result in the property falling into disrepair.

Recommendation:-

Approve

Reason for Decision

In light of the case put forward, the removal of the condition attached to planning permission reference 4/86/0549 dated 8th August 1986 restricting occupancy of this dwelling to those engaged in agriculture is considered justified in accordance with Policy HSG 7 of the adopted Copeland Local Plan 2001-2016.

List of Delegated Decisions

Selection Criteria:

From Date: 11/06/2012

To Date: 06/07/2012

Printed Date: Monday, July 09, 2012

Printed Time: 11:42 AM

Application Number	4/11/2050/OH1
Applicant	Sellafield Limited
Location	SELLAFIELD, SEASCALE
Proposal	APPLICATION FOR HAZARDOUS SUBSTANCES CONSENT
Decision	Withdrawn
Decision Date	11 June 2012
Dispatch Date	11 June 2012
Parish	St. Bridget Beckermert

Application Number	4/11/2050/OH1
Applicant	Sellafield Limited
Location	SELLAFIELD, SEASCALE
Proposal	APPLICATION FOR HAZARDOUS SUBSTANCES CONSENT
Decision	Withdrawn
Decision Date	11 June 2012
Dispatch Date	11 June 2012
Parish	Ponsonby

Application Number	4/11/2050/OH1
Applicant	Sellafield Limited
Location	SELLAFIELD, SEASCALE
Proposal	APPLICATION FOR HAZARDOUS SUBSTANCES CONSENT
Decision	Withdrawn
Decision Date	11 June 2012
Dispatch Date	11 June 2012
Parish	Beckermert with Thornhill

Application Number	4/11/2050/OH1
Applicant	Sellafield Limited
Location	SELLAFIELD, SEASCALE
Proposal	APPLICATION FOR HAZARDOUS SUBSTANCES CONSENT
Decision	Withdrawn
Decision Date	11 June 2012
Dispatch Date	11 June 2012
Parish	Seascale

Application Number	4/12/2180/OF1
Applicant	Mr and Mrs Hodgson
Location	FIELD NO. 6724, BECKERMET
Proposal	ERECTION OF A ROUNDHOUSE AGRICULTURAL BUILDING
Decision	Approve (commence within 3 years)
Decision Date	14 June 2012
Dispatch Date	14 June 2012
Parish	Beckermert with Thornhill

Application Number	4/12/2210/OF1
Applicant	Mr D Sandwith
Location	1 BUTTERMERE AVENUE, WOODHOUSE, WHITEHAVEN
Proposal	TWO STOREY EXTENSION TO SIDE & SINGLE STOREY EXTENSION TO REAR
Decision	Approve (commence within 3 years)
Decision Date	12 June 2012
Dispatch Date	12 June 2012
Parish	Whitehaven

Application Number	4/12/2217/OF1
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Applicant	St Bees School
Location	LOWER GROUND FLOOR, GRINDAL HOUSE, MAIN STREET, ST BEES
Proposal	CHANGE OF USE FOR PART SCHOOL BUILDING INTO HAIR & BEAUTY SALON
Decision	Approve (commence within 3 years)
Decision Date	12 June 2012
Dispatch Date	12 June 2012
Parish	St. Bees

Application Number	4/12/2218/0L1
Applicant	St Bees School
Location	LOWER GROUND FLOOR, GRINDAL HOUSE, MAIN STREET, ST BEES
Proposal	LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS TO PART OF SCHOOL BUILDING TO FORM HAIR & BEAUTY SALON
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	12 June 2012
Dispatch Date	12 June 2012
Parish	St. Bees

Application Number	4/12/2227/0L1
Applicant	Lowes Court Gallery Association
Location	LOWES COURT, 12 MAIN STREET, EGREMONT
Proposal	LISTED BUILDING CONSENT FOR REPLACEMENT OF TWO SKYLIGHTS ON REAR ROOF
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	18 June 2012
Dispatch Date	18 June 2012
Parish	Egremont

Application Number	4/12/2228/0F1
Applicant	Mr P Burns
Location	7 RUSKIN DRIVE, WHITEHAVEN
Proposal	DECKING & FENCING TO REAR OF PROPERTY
Decision	Approve (commence within 3 years)
Decision Date	22 June 2012
Dispatch Date	22 June 2012
Parish	Whitehaven

Application Number	4/12/2229/0F1
Applicant	Mrs E Chapman
Location	OXENRIGGS FARMHOUSE, HAILE, EGREMONT
Proposal	STABLE, STORAGE & GARAGE (RE-SUBMISSION)
Decision	Approve (commence within 3 years)
Decision Date	13 June 2012
Dispatch Date	13 June 2012
Parish	Haile

Application Number	4/12/2231/0F1
Applicant	Mr D Barnes
Location	15 HIGHLAND VIEW, BRANSTY, WHITEHAVEN
Proposal	DETACHED REPLACEMENT GARAGE
Decision	Approve (commence within 3 years)
Decision Date	13 June 2012

Dispatch Date	13 June 2012
Parish	Whitehaven

Application Number	4/12/2232/001
Applicant	Mrs S Graham
Location	LAND TO THE REAR OF 47 TRUMPET ROAD, CLEATOR
Proposal	OUTLINE APPLICATION FOR ERECTION OF A DWELLING AND GARAGE
Decision	Approve in Outline (commence within 3 years)
Decision Date	18 June 2012
Dispatch Date	18 June 2012
Parish	Cleator Moor

Application Number	4/12/2235/0F1
Applicant	T Jopson and Son
Location	HESTHAM HALL FARM, MILLOM
Proposal	ERECT CATTLE LOOSE HOUSING BUILDING EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	20 June 2012
Dispatch Date	20 June 2012
Parish	Whicham

Application Number	4/12/2236/0F1
Applicant	Family Advice Centre
Location	FAMILY ADVICE CENTRE, FELL VIEW AVENUE, WOODHOUSE, WHITEHAVEN
Proposal	CHANGE OF USE FROM A FURNITURE STORE TO A CHILDRENS PLAY AREA
Decision	Approve (commence within 3 years)
Decision Date	25 June 2012
Dispatch Date	25 June 2012
Parish	Whitehaven

Application Number	4/12/2237/0F1
Applicant	J G Wilson and Son
Location	GRANGE FARM, GRANGE, EGREMONT
Proposal	EXTENSION TO EXISTING COW SHED
Decision	Approve (commence within 3 years)
Decision Date	13 June 2012
Dispatch Date	13 June 2012
Parish	Haile

Application Number	4/12/2238/0F1
Applicant	Mr R Townsend
Location	REAR GARDEN OF BASEMENT FLAT, 1 ST GEORGES ROAD, MILLOM
Proposal	ERECTION OF LOG CABIN (RETROSPECTIVE)
Decision	Approve
Decision Date	13 June 2012
Dispatch Date	13 June 2012
Parish	Millom

Application Number	4/12/2241/0F1
Applicant	Mr R Taylor
Location	75 BOWTHORN ROAD, CLEATOR MOOR
Proposal	REAR EXTENSION AND INTERNAL MODIFICATIONS

Decision	Approve (commence within 3 years)
Decision Date	12 June 2012
Dispatch Date	12 June 2012
Parish	Cleator Moor

Application Number	4/12/2242/OF1
Applicant	Mr M Birschel
Location	BLUEBELL HOUSE, LOW MORESBY, WHITEHAVEN
Proposal	ALTERATIONS AND EXTENSION TO EXISTING GARAGE
Decision	Approve (commence within 3 years)
Decision Date	18 June 2012
Dispatch Date	18 June 2012
Parish	Moresby

Application Number	4/12/2243/OF1
Applicant	Mr and Mrs M Kegg
Location	20 STANDINGS RISE, WHITEHAVEN
Proposal	RAISED DECKING TO REAR
Decision	Approve (commence within 3 years)
Decision Date	18 June 2012
Dispatch Date	18 June 2012
Parish	Whitehaven

Application Number	4/12/2244/OF1
Applicant	Mr and Mrs Hodgson
Location	9 ABBOTTS WAY, ST BEES
Proposal	DEMOLITION OF EXISTING GARAGE AND ERECTION OF DOUBLE STOREY & SINGLE STOREY EXTENSIONS
Decision	Approve (commence within 3 years)
Decision Date	12 June 2012
Dispatch Date	12 June 2012
Parish	St. Bees

Application Number	4/12/2245/OF1
Applicant	Mr W Roberts
Location	KHANDALLAH HOUSE, HIGH HOUSE ROAD, ST BEES
Proposal	INSTALLATION OF SOLAR PV SYSTEM ON ROOF - 7 PANELS ON SOUTH WEST FACING ROOF & 5 PANELS ON EAST FACING ROOF
Decision	Refuse
Decision Date	5 July 2012
Dispatch Date	5 July 2012
Parish	St. Bees

Application Number	4/12/2247/OF1
Applicant	Mr D Beirne
Location	27 HALLSENN ROAD, SEASCALE
Proposal	ERECTION OF SINGLE STOREY EXTENSION TO SIDE & REAR AND ERECTION OF PORCH TO FRONT
Decision	Approve (commence within 3 years)
Decision Date	18 June 2012
Dispatch Date	18 June 2012
Parish	Seascale

Application Number	4/12/2248/OF1
Applicant	Mr S Milligan

Location	THE GARAGE, MAIN STREET, FRIZINGTON
Proposal	CHANGE OF USE FROM WORKSHOP/WAREHOUSE TO BODY REPAIR/PAINT SHOP WITH SPRAY BOOTH
Decision	Approve (commence within 3 years)
Decision Date	27 June 2012
Dispatch Date	27 June 2012
Parish	Arlecdon and Frizington

Application Number	4/12/2253/0F1
Applicant	Mr G Horricks
Location	2 RYDAL AVENUE, SEACLIFFE, WHITEHAVEN
Proposal	TWO STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	6 July 2012
Dispatch Date	6 July 2012
Parish	Whitehaven

Application Number	4/12/2258/0F1
Applicant	St Patricks Catholic Primary School
Location	ST PATRICKS R C JUNIOR SCHOOL, TODHOLES ROAD, CLEATOR MOOR
Proposal	EXTENSION TO PROVIDE NEW STAFF ROOM; INTERNAL ALTERATIONS
Decision	Approve (commence within 3 years)
Decision Date	25 June 2012
Dispatch Date	25 June 2012
Parish	Cleator Moor

Application Number	4/12/2262/0L1
Applicant	G & A M Lawson
Location	OLD TOWN HALL, DUKE STREET, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT TO STRIP & RESLATE ROOF; REPAIR OF DECORATIVE MOULDINGS & QUOIN STONES & REPAINTING OF EXTERNAL WALLS, WINDOWS & DOORS
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	22 June 2012
Dispatch Date	22 June 2012
Parish	Whitehaven

Application Number	4/12/2263/TPO
Applicant	Mr I Fee
Location	GILGAL, SUMMERGROVE, HENSINGHAM, WHITEHAVEN
Proposal	WORKS TO VARIOUS TREES (FELL, REDUCTION) PROTECTED BY A TREE PRESERVATION ORDER
Decision	Tree Preservation Part Approved Part Refused
Decision Date	29 June 2012
Dispatch Date	29 June 2012
Parish	Weddicar

Application Number	4/12/2264/TPO
Applicant	Mr I Todd
Location	CAPELLA CASA, VICTORIA TERRACE, WHITEHAVEN
Proposal	REMOVAL OF ONE COMMON SYCAMORE & REDUCTION OF ONE HORSE CHESTNUT PROTECTED BY A TREE PRESERVATION ORDER

Decision	Tree Preservation Part Approved Part Refused
Decision Date	29 June 2012
Dispatch Date	29 June 2012
Parish	Whitehaven

Application Number	4/12/2275/001
Applicant	P Sullivan
Location	LAND ADJACENT TO ASHMORE, BOWTHORN ROAD, CLEATOR MOOR
Proposal	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
Decision	Approve in Outline (commence within 3 years)
Decision Date	25 June 2012
Dispatch Date	25 June 2012
Parish	Cleator Moor