

PLANNING PANEL

MINUTES OF MEETING HELD ON 10 DECEMBER 2014 AT 2:00PM IN THE BAINBRIDGE ROOM, THE COPELAND CENTRE.

Present: Councillors Geoff Blackwell (Chair); Jackie Bowman; Margarita Docherty; Stephen Haraldsen; Ian Hill; Joan Hully; John Jackson; Alan Jacob; Michael McVeigh; John Park and William Southward.

Apologies for Absence: None

Officers: Heather Morrison, Senior Development Control Officer; Nick Hayhurst, Senior Development Control Officer; Simon Blacker, Development Control Officer; Charlotte Brown, Development Control Officer and Clive Willoughby, Member Services Technical Support Officer.

PP37/14 Minutes

The Minutes of the meeting held on 12 November 2014 were signed by the Chairman as a correct record.

PP38/14 Declarations of Interest

Councillors Joan Hully and William Southward declared a non-pecuniary interest in Planning Application 4/14/2190/001 – Outline application for the erection of 79 Dwellings and Associated Infrastructure/Landscaping at Land to North of Cleator Mill, Cleator due to being Cleator Moor Town Councillors and also knowing the Objectors and Applicant.

Councillor Ian Hill declared a non-pecuniary interest in Planning Application 4/14/2408/0F1 – Variation of Condition 2 of Planning approval 4/13/2413/0F1 (use of static holiday caravans all year) to also include other non-residential use at St Bees Caravan Park due to being a St Bees resident and also knowing the Applicant. Councillor Hill withdrew from the meeting for this item.

Councillor Michael McVeigh declared a non-pecuniary interest in Planning Application 4/14/2241/0F1 – Installation of one 11kw gaia wind turbine mounted on 15m lattice mast with a maximum tip height of 21.5m at High House, Wilton, Egremont due knowing the Applicant and withdrew from the meeting for this item.

Councillor Alan Jacob declared a non-pecuniary interest in Planning Application 4/14/2251/0F1 – Proposed siting of 1 x 30m high (hub) endurance wind turbine with tip height of 45.0m at Petersburg Farm, Beckermest due knowing the Applicant's family.

PP39/14

Planning Applications

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

4/14/2190/001 – Outline application for the erection of 79 Dwellings and Associated Infrastructure/Landscaping at Land to North of Cleator Mill, Cleator.

During discussion of this item Mr M Jackson spoke in objection to the application. Mr R Taylor of Taylor & Hardy, representing the Applicant, then exercised his right to respond.

RESOLVED – That the application be Approved.

4/14/2295/0F1 – Application for a New Office Development at The Energy Coast Business Park, Haile.

This application was previously considered at the 12 November 2014 meeting when the Panel was minded to refuse and brought back for final determination in accordance with paragraph 9.2 of the Council's Planning Code of Conduct.

During discussion of this item Councillor Y Clarkson and Mr G Smith (representing Haile & Wilton Parish Council), spoke in objection to the application. Mr R Metcalfe on behalf of the Applicant, then exercised his right to respond.

RESOLVED – That the application be Refused contrary to the Planning Officer's recommendation on the grounds that the proposal would be located in open countryside beyond any defined settlement boundary and as a consequence would be contrary to the Policies ST1, ST2B, ER1 and ER6 of the Copeland Local Plan 2013-2028. Submissions made with the application are considered insufficient to justify the grant of planning permission contrary to the provisions of the development plan.

4/14/2428/OF1 – Application for continuation of siting of storage container on Land to rear of Highland View, Bransty Road, Whitehaven.

During discussion of this item Councillor P Greatorox spoke in objection to the application.

RESOLVED – That the application be Approved.

4/14/2251/OF1 – Application for the proposed siting of 1 x 30m high (hub) endurance Wind Turbine with Tip Height of 45.0m at Petersburg Farm, Beckermet.

During discussion of this item Mrs Gardner spoke in objection to the application and the Agent, Ms T Heaton then exercised her right to respond.

RESOLVED – That the application be Deferred as Members were minded to refuse the application against the Planning Officer's recommendation.

4/14/2409/OF1 – Application for the Change of Use from Police Station to Residential Hostel Accommodation, Internal Alterations & Formation of some new Window openings at Egremont Police Station, 1 Main Street, Egremont.

During discussion of this item Mr McLeod Gardner and Mr Wilson spoke in objection to the application. The Applicant, Rev P Turnbull, then exercised his right to respond.

RESOLVED – That the application be Deferred to the next Planning Panel meeting.

4/14/2241/OF1 – Application for the Installation of one 11kw gaia Wind Turbine mounted on 15m lattice mast with a maximum Tip Height of 21.5m at High House, Wilton, Egremont.

During discussion of this item Mr Routledge spoke in objection to the application. The Agent, Mr Dixon, then exercised his right to respond.

RESOLVED – That the application be Approved.

4/14/2408/0F1 – Application for the Variation of Condition 2 of Planning Approval 4/13/2413/0F1 (use of static holiday caravans all year) to also include other non-residential use at St Bees Caravan Park, St Bees.

During discussion of this item Mr Vincent and Mr Hammett spoke in objection to the application. The Applicant, Mr Milburn, then exercised his right to respond.

RESOLVED – That the application be Approved.

4/14/2402/001 – Outline Application for 4 No. Dwellings including means of access on Land to rear of Santana Villa, Crossfield Road, Cleator Moor.

During discussion of this item Mr N Henderson and Mr Ford spoke in objection to the application and the Applicant, Mrs Jacques, then exercised her right to respond.

RESOLVED – That the application be Refused.

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

RESOLVED – That applications for planning permission be determined as shown on the schedule hereto, subject to conditions of approval and reasons for refusal as set out in the report of the Strategic Nuclear and Planning Manager dated 10 December 2014.

PP40/14

Duration of Meeting

During consideration of the planning Applications, PP 39/14 refers, it was noted that business would not be concluded within the specified 3 hours. It was therefore moved by Councillor Joan Hully duly seconded and

RESOLVED – that in accordance with Rule 22.7 Chapter 4 of the Council's Constitution, the meeting continue until the business on the Agenda be completed.

PP41/14 **Exclusion of Press and Public**

It was proposed by Councillor Joan Hully, seconded and duly

RESOLVED - That pursuant to Section 100(A)(4) of the Local Government Act, 1972, as amended, the press and public be excluded from the meeting for the following item of business on the grounds of likely disclosure of exempt information as defined in paragraph 6 of Schedule 12A to the Act.

PP42/14 **Proposed Tree Preservation Order (TPO)**

Consideration was given to a report seeking approval to designate a Tree Preservation Order (TPO) on a group of mature trees at Croft Lodge, Beckermat, Cumbria.

RESOLVED – That the designation of a Tree Preservation Order on a group of mature trees at Croft Lodge, Beckermat, Cumbria be confirmed.

In Public

PP43/14 **Planning Panel Site Visit**

There was one Site Visit resulting from the meeting, being at Rannerdale Drive, Victoria Road, Whitehaven.

RESOLVED – that the Site Visit be arranged for Wednesday 21 January 2015, meeting on site at 11:30am.

The meeting closed at 6:25pm

Chairman

Date

DECISIONS MADE AT

PLANNING PANEL

ON 10 DECEMBER 2014

Application Number	4/14/2190/001
Applicant	North Associates
Location	LAND TO NORTH OF CLEATOR MILL, CLEATOR
Proposal	OUTLINE APPLICATION FOR ERECTION OF 79 DWELLINGS AND ASSOCIATED INFRASTRUCTURE/LANDSCAPING
Decision	Approve
Decision Date	10 December 2014

Application Number	4/14/2242/0F1
Applicant	Mr P Lockhart
Location	LAND AT TARN BANK, BRAYSTONES, BECKERMET
Proposal	ERECTION OF FIVE AFFORDABLE DWELLINGS WITH TWO OPEN MARKET DWELLINGS, SITE LAYOUT AND AMENDED ACCESS ARRANGEMENTS
Decision	Approve Subject to 106
Decision Date	10 December 2014

Application Number	4/14/2241/0F1
Applicant	Mr T Dixon
Location	HIGH HOUSE, WILTON, EGREMONT
Proposal	INSTALLATION OF ONE 11KW GAIA WIND TURBINE MOUNTED ON 15M LATTICE MASTS WITH A MAXIMUM TIP HEIGHT OF 21.5M
Decision	Approve (commence within 3 years)
Decision Date	10 December 2014

Application Number	4/14/2295/0F1
Applicant	Beckermet Estates Ltd
Location	THE ENERGY COAST BUSINESS PARK, HAILE, EGREMONT
Proposal	PROPOSED NEW OFFICE DEVELOPMENT
Decision	Refuse
Decision Date	11 December 2014

Application Number	4/14/2428/0F1
Applicant	Mrs K Hambling
Location	LAND TO THE REAR OF HIGHLAND VIEW, BRANSTY ROAD, WHITEHAVEN
Proposal	APPLICATION FOR CONTINUATION OF SITING OF STORAGE CONTAINER
Decision	Approve
Decision Date	10 December 2014

Application Number	4/14/2402/001
Applicant	Mr and Mrs R Jacques
Location	LAND TO REAR OF SANTANA VILLA, CROSSFIELD ROAD, CLEATOR MOOR
Proposal	OUTLINE APPLICATION FOR 4 No. DWELLINGS INCLUDING MEANS OF ACCESS
Decision	Refuse
Decision Date	10 December 2014

Application Number	4/14/2408/0F1
Applicant	Mr T Milburn
Location	ST BEES CARAVAN PARK, ST BEES
Proposal	VARIATION OF CONDITION 2 OF PLANNING APPROVAL 4/13/2413/0F1 (USE OF STATIC HOLIDAY CARAVANS ALL YEAR) TO ALSO INCLUDE OTHER NON RESIDENTIAL USE
Decision	Approve amendment of condition
Decision Date	10 December 2014

Application Number	4/14/2439/001
Applicant	North Associates
Location	LAND TO THE NORTH EAST 2 OF RANNERDALE DRIVE, VICTORIA ROAD, WHITEHAVEN
Proposal	OUTLINE APPLICATION FOR THE ERECTION OF 35 DWELLINGS (RESUBMISSION)
Decision	Site Visit
Decision Date	10 December 2014