

PLANNING PANEL AGENDA – 21 MAY 2014

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ITEM NO: 1.

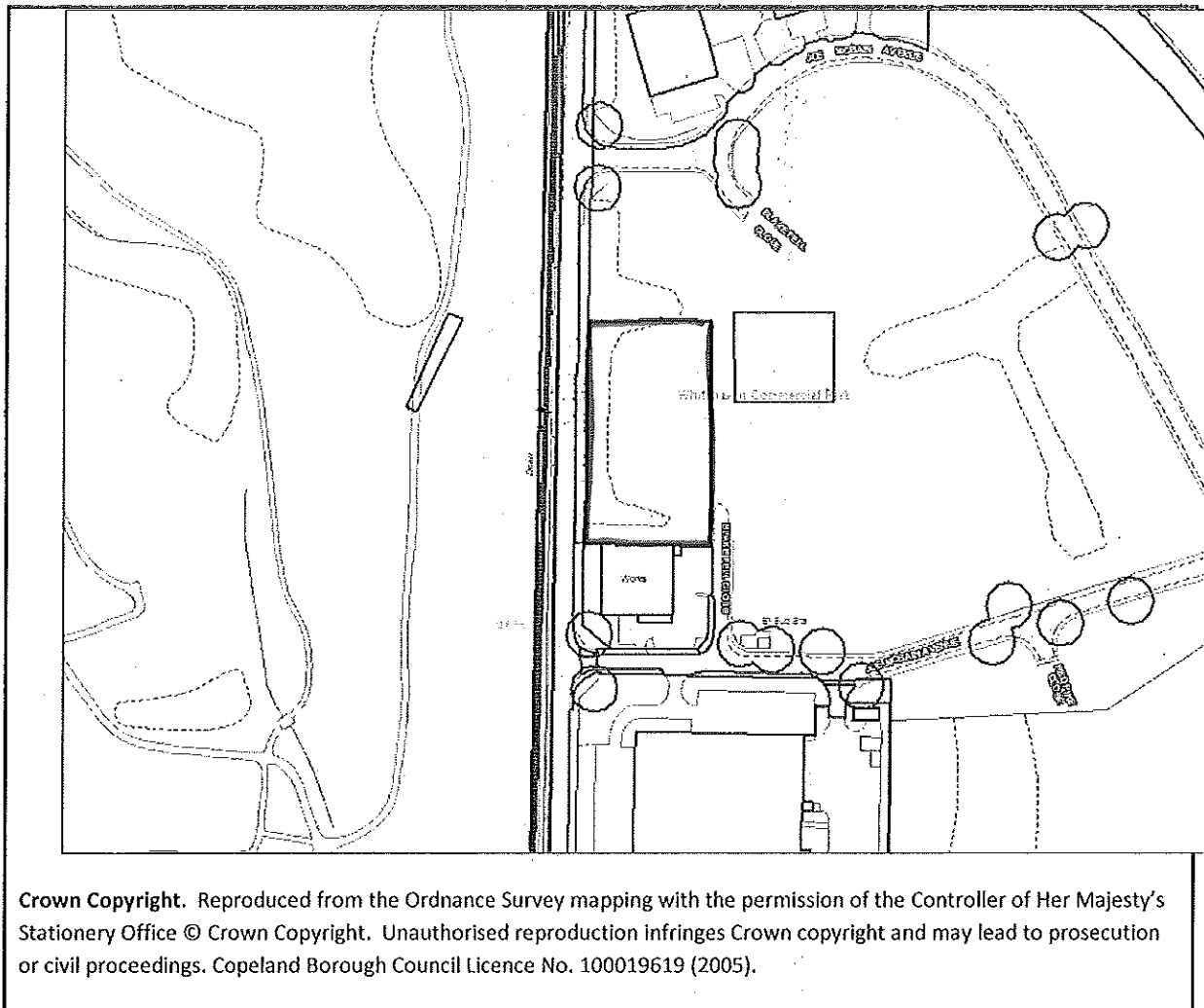


To: PLANNING PANEL

Development Control Section

Date of Meeting: 21/05/2014

Application Number:	4/14/2091/0F1
Application Type:	Full : CBC
Applicant:	Whitehaven Accident & Repair
Application Address:	UNIT 4, WHITEHAVEN COMMERCIAL PARK, MORESBY PARKS, WHITEHAVEN
Proposal	EXTENSION TO ACCIDENT AND REPAIR CENTRE WITH AN ADDITIONAL DETACHED STORAGE BUILDING AND ASSOCIATED PARKING AND HARDSTANDING
Parish:	Moresby
Recommendation Summary:	Approve (commence within 3 years)



INTRODUCTION

This application relates to an existing site within the confines of the Whitehaven Commercial Park at Moresby Parks, Whitehaven. This is an established commercial estate, situated to the south of the residential settlement of Moresby Parks, which is 3km to the east of Whitehaven.

Vehicular access to the site is via the Hensingham to Moresby road to the west of the site; while the site is itself served by the main estate access road known as Joe McBain Avenue.

This particular site is located near to the western boundary of the Commercial Park and is immediately adjacent to the Hensingham to Moresby road. It currently comprises a level area of grassed land adjacent to the existing Whitehaven Accident Repair building.

PROPOSAL

The proposal is firstly to erect a large extension on the land to the north of the existing building on the site, rectangular in shape and measuring some 45.0m in length by 36.5m in width, with a pitched roof 7.1m high to the eaves and 8.1m high to the apex.

External materials to be used include light grey profiled metal cladding to walls and roof with matching trims to match the existing building on site. The wall cladding to the west elevation facing into the site will be varied between horizontal and vertical panels to break up the scale and massing of the building. Roller doors which will be situated on the north elevation will be galvanised steel. These finishes will match the neighbouring building as well as other buildings on the estate.

Internally, a new reception area, with a waiting area, toilets, staff room and storage space will be formed at the south east corner of the exciting section of building. To the first floor area above the reception there will be more staff space and offices. The majority of the rest of the building and extension will be open space which will include two spray booths, a parts storage area, a paint mixing area, a wet and dry valet area, an MOT testing area and the main area for stripping and refitting panels.

In addition, the application seeks permission for another building on the site, described as the total loss building, which will provide storage for car that are awaiting collection as they cannot be repaired. This building will be located near to the north boundary of the site with a floor area of 21.3m x 15.5m and a height of 6.8m to the eaves and a total height of 8.0m. The finishes for this building will be the same as the main building extension.

Externally, the site will have 4 office parking spaces, 16 staff parking spaces, 12 customer parking spaces, and 4 MOT parking spaces, with the site utilising the existing access. The additional site area covers 0.54 hectares of land.

It is indicated of the site layout plan that the area of existing landscaping between the site and the road to the west will be reinforced as part of the proposal.

It is the intention that the extension will provide the existing occupier with additional space to enable them to completely relocate from a site at Solway Road, Kells where the business has previously wholly been based. The business has effectively outgrown the site at Kells and has been looking to relocate for some time to allow for expansion. It is anticipated that 5 new jobs will be

created as a result of this proposal and the applicant has indicated they are also keen to introduce an apprenticeship scheme.

An application for the Kells site is also included on this agenda for a residential development following the site being vacated subject to this extension at Moresby (4/14/2095/OF1 refers).

CONSULTATION RESPONSES

Moresby Parish Council

No comments received.

Cumbria Highways

No objection, subject to a condition on any approval.

Environment Agency

Have no comments to make on the application.

Other

No other representations have been received in response to the statutory notification procedure.

PLANNING POLICY

National Planning Policy Framework

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

system is to contribute to the achievement of this.

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

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

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

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

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

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

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

Copeland Local Plan 2013 - 2028

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

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

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

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

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

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

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

Adopted Copeland Local Plan 2001 – 2016

Although a new Local Plan has now been adopted, the policies that allocated land in the previous Local Plan are still relevant to decision making.

EMP 1: This policy of the previous adopted Local Plan detailed allocations of land for future employment uses, which this area and the wider Whitehaven Commercial Park was included in.

ASSESSMENT

This application seeks approval for the erection of a large extension to the existing workshop on a vacant plot within an existing and established commercial estate, which is allocated for employment purposes, under the Copeland Local Plan 2001 - 2016. It is required to enable the existing business on the site to fully relocate from the site at Kells, which is subject to the application for a residential development on the site following the proposed relocation. This will allow the business to expand in an appropriate location and safeguard existing jobs. Proposed external finishes will match those already in use on the estate. Vehicular access will be via the existing estate access which is considered acceptable from a highway point of view.

The key issue to be considered is the potential visual impact arising from the erection of such a large building. Although it is situated within an open land setting, as with the rest of the estate, it will be seen from the main road viewpoint as forming an extension to the existing complex of buildings already on site and will be adjacent to others of similar scale, design and external finishes. In addition, the land level of the site is significantly lower than the road level to the west of the site this together with the planting of screening along the road frontage will help to minimize the impact of the development. Given this context it is unlikely that the large scale extension to the building will be so visually significant to adversely affect the character and appearance of the landscape.

Taking the above into account it is considered that the proposed building represents an acceptable form of development within this existing commercial estate in accordance with the National Planning Policy Framework and the Copeland Local Plan 2013 -2028 and is therefore recommended for approval.

Recommendation:-

Approve

Conditions

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

Reason

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

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

- Site Location Plan Scale 1:1250 Drawing No 2009.399.LP received by the Local Planning Authority on 05 March 2014.
- Proposed floor plans Scale 1:100 Drawing No 2009.399.02A received by the Local Planning Authority on 05 March 2014.
- Proposed elevations Scale 1:100 Drawing No 2009.399.03A received by the Local Planning Authority on 05 March 2014.
- Site Layout Plan, Total Loss Building proposed elevation and floor plan Scale 1:100 Drawing No 2009.399.04A received by the Local Planning Authority on 05 March 2014.

Reason

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

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

Reason

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

4. Full details of the soft landscaping works including planting plans and written specifications of plants, species, sizes and densities shall be submitted to and approved in writing by the Local Planning Authority. Landscaping shall be carried out in accordance with the approved details prior to the first occupation of the extension hereby approved.

Reason

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

5. The extension hereby approved shall not be occupied until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

6. Prior to the development commencing, full details of the boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and so maintained thereafter.

Reason

To ensure satisfactory boundary treatments in the interests of amenity.

Informative:

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

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

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

The applicant / developer should ensure that measures are taken to prevent surface water discharging onto or off the highway to the satisfaction of the Highway Authority.

Statement

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

ITEM NO: 2.

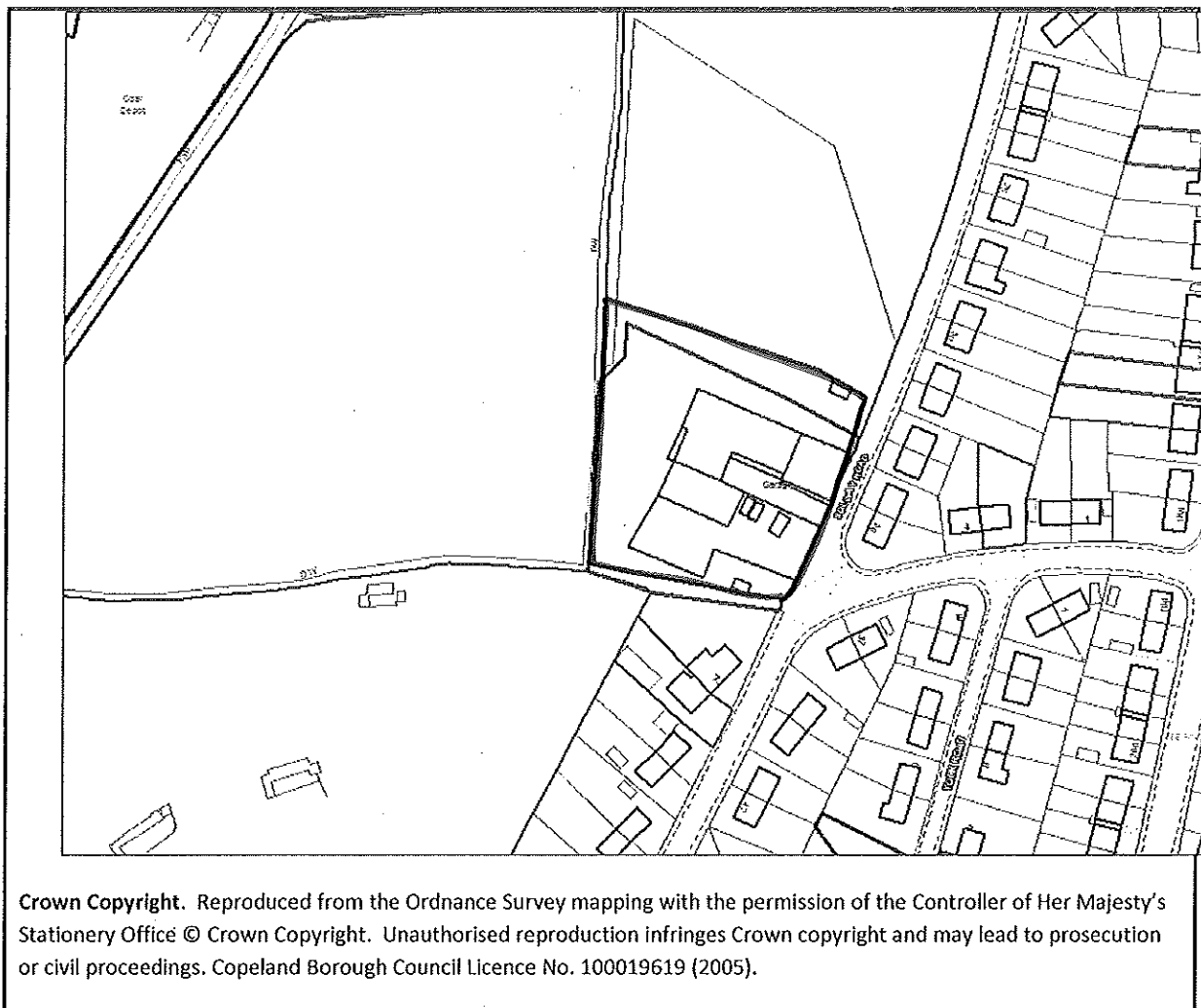


To: PLANNING PANEL

Development Control Section

Date of Meeting: 21/05/2014

Application Number:	4/14/2095/OF1
Application Type:	Full : CBC
Applicant:	John Swift Homes Ltd
Application Address:	PONDFIELD GARAGE SITE, SOLWAY ROAD, KELLS, WHITEHAVEN
Proposal	DEMOLITION OF EXISTING GARAGE AND VEHICLE HARDSTANDING AND ERECTION OF 13 DETACHED/SEMI- DETACHED RESIDENTIAL DWELLING HOUSES WITH INTEGRATED LANDSCAPE PROPOSALS
Parish:	Whitehaven
Recommendation Summary:	Approve (commence within 3 years)



INTRODUCTION

This application relates to the Pondfield garage site which fronts onto the Solway Road in Kells. It is within a predominantly residential area to the south west of Whitehaven Town Centre. The site covers an area of 0.3 hectares and is currently occupied by a two large industrial type buildings which was previously used as a vehicle accident repair garage.

The business has semi-relocated to a new site at Whitehaven Commercial Park at Moresby Parks. An application is included on this committee agenda for a large extension to the unit at Moresby Parks under reference 4/14/2091/OF1. This proposal, if approved, will facilitate the final part of the relocation from this site at Kells.

PROPOSAL

Planning permission is sought for the redevelopment of the site to provide a residential development comprising 13 residential units. To facilitate this development it is proposed to demolish the existing buildings on the site following the final business relocation.

The proposed new dwellings are a mixture of 2 or 3 bedroom dwellings, with the majority of the properties being single storey and the 3rd bedroom in the remaining units being in the roofspace. There is also a mix of both detached and semi-detached units within the proposed development. During the application process an amendment has been made to reduce the overall number of dwelling on the site from 14 to 13 as originally submitted. This change has been made by the developer to increase the space around each dwelling in the line along the west boundary of the site.

Each property will have a private garden area and two dedicated car parking spaces. Externally the buildings will be finished with red facing brick and buff stone to the walls. The pitched roof to each property will be covered with grey concrete tiles and the windows will be dark grey Upvc double glazed units. In addition, a new front wall to the site is to be formed, which due to the lower land level will mean that the dwellings will not be highly visible outside the site from the adjacent road or the existing properties opposite.

The 13 dwellings will be arranged around an estate road located centrally into the site from Solway Road, further to the north than the existing point of access to provide additional distance to the road junction with Saltom Road. The existing entrance is to be blocked up as part of the development.

The applicant has stated that the proposal has been restricted to bungalows to provide a different form of accommodation to the housing stock already available within this residential area.

The following information has been submitted with the application:-

- detailed layout and elevation plans to illustrate the proposed development
- Full landscaping scheme
- a design and access statement
- a desktop study report

- historical map information of the site
- Japanese Knotweed management plan

CONSULTATION RESPONSES

Highways Authority

Raise no objections to the proposed subject to conditions on any grant of planning approval.

Planning Policy Team

Have no objections to the proposal in policy terms.

Housing Policy Manager

No comments received.

Environment Agency

Have no objections to the proposal.

Cumbria County Council Strategic Planning

Have no comments to make on the application.

County Historic Environment Officer

Raises no objections to the proposal.

United Utilities

No objections to the proposal, subject to informatives on any grant of planning permission.

Flood and Coastal Defence Engineer

Has no objections to the proposal.

No comments have been received in relation to either the statutory notification procedure or the neighbour notification letters.

PLANNING POLICY

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the planning guidelines at a national level and includes a presumption in favour of sustainable development. 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. Good design and high standards of residential amenity are also advocated.

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.

Paragraph 56 attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 58 clarifies that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live and respond to local character and reflect the identity of local surroundings and materials.

Paragraph 60 recognises that it is proper to promote or reinforce local distinctiveness.

Paragraph 61 requires planning decisions to address the connections between people and places and the integration of new development into the natural, built and historic environment.

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

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

Copeland Local Plan 2013 - 2028

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

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

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

Policy ST2 sets a spatial development strategy whereby development should be guided to the principle settlement and other centres and sustain rural services and facilities.

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

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

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

Policy DM3 permits non employment uses on existing employment sites when the benefits of the use outweigh the loss of land for employment use.

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

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

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

ASSESSMENT

This site comprises brownfield land located within the development boundary for Whitehaven, which is designated as the Primary Centre where new development should be focussed. In addition, the Strategic Housing Market Assessment (SHMA 2011) indicates that there is an unsatisfied demand for bungalows in the Whitehaven locality which this application will help address.

The site has previously been utilised for business purposes. This use has effectively outgrown the site and was becoming unsuitable for a residential area. The proposed redevelopment of the site allows the full relocation of the business and will improve the amenity of the existing properties while improving the housing stock available in Kells.

The design of the scheme is of a high standard which will have a beneficial impact of the character and appearance of the local area.

CONCLUSION

The development of this site for housing is fully in accordance with the policies outlined in the Copeland Local Plan and the provision of the National Planning Policy Framework. It is within a residential area and provides additional housing within the locality to meet a housing need. It will also facilitate the relocation of the current business onto a more suitable site in the near future. It is therefore recommended for approval.

Recommendation:-

Approve

Conditions

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

Reason

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

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

- Location Plan received by the Local Planning Authority on 10 March 2014.
- Design & Access Statement dated 05.03.14 received by the Local Planning Authority on 10 March 2014.
- Phase 1 Desk Study Site investigation report dated 02 September 2013 by GEO Investigate received by the Local Planning Authority on 10 March 2014.
- Existing site plan, section and street scene Drawing No 13193 (SU) 001 Scale 1:200 @ A1 received by the Local Planning Authority on 10 March 2014.
- Proposed site plan, section and street scene Drawing No 13193 (PL) 001 A Scale 1:200 @ A1 received by the Local Planning Authority on 29 April 2014.
- Types A & B floor plans & elevations Drawing No 13193 (PL) 100 Scale 1:100 @ A2 received by the Local Planning Authority on 10 March 2014.
- Types C & C floor plans & elevations Drawing No 13193 (PL) 101 Scale 1:100 @ A2 received by the Local Planning Authority on 10 March 2014.
- Types C & D floor plans & elevations Drawing No 13193 (PL) 102 Scale 1:100 @ A2 received by the Local Planning Authority on 10 March 2014.
- Type E floor plans & elevations Drawing No 13193 (PL) 103 Scale 1:100 @ A2 received by the Local Planning Authority on 10 March 2014.
- Type E 1 floor plans & elevations Drawing No 13193 (PL) 104 Scale 1:100 @ A2 received by the Local Planning Authority on 10 March 2014.

- Landscape Layout Drawing No M2351.01 A by Barnes Walker Scale 1:200 @ A1 received by the Local Planning Authority on 29 April 2014.
- Type A floor plans & elevations Drawing No 13193 (PL) 100 B Scale 1:100 @ A2 received by the Local Planning Authority on 29 April 2014.

Reason

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

3. The access road/parking area shall be designed, constructed and drained to the satisfaction of the Local Planning Authority and in this respect full engineering details, shall be submitted to for approval before work commences on site.

Reason

In the interests of highway safety

4. The vehicular access area and frontage footway (bounded by the carriageway edge and the development boundary) shall be constructed to a specification which has been submitted to and approved in writing by the Local Planning Authority. The approved access and footway shall be maintained at all times thereafter.

Reason

In the interests of highway safety

5. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for site stores/offices, storage of materials and the parking/turning of vehicles/plant engaged in the building operations associated with the development hereby approved; and such 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.

6. No dwelling shall be occupied until its access and parking facilities have been constructed in accordance with the approved plan. These facilities shall be retained, capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason

To ensure appropriate access and parking provision as dwellings are occupied.

7. The development shall implement all of the mitigation and compensation measures set out in the Japanese Knotweed Management Plan and Risk Assessment, prepared by Complete Weed Control Ltd dated 03 March 2014 and submitted as part of the planning application.

Reason

To ensure satisfactory remediation works are carried out on the site prior to development commencing.

8. 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.

9. Prior to the occupation of any of the dwellings hereby approved the site boundaries around the perimeter of the site shall be completed in accordance with the scheme which has been submitted to and approved in writing by the Local Planning Authority. The approved boundaries shall be retained at all times thereafter.

Reason

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwellings / buildings, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity.

Informative:

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

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

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

The applicant should discuss further the details of the site drainage proposals with Josephine Wong at wastewaterdeveloperservices@uuplc.co.uk. Any further information regarding Developer services and Planning can be obtained from www.unitedtilities.com/builders-developers.aspx.

The development should contact United Utilities Service Enquires on 0845 746 2200 regarding connections to the water mains or public sewers.

No work shall commence on any part of the highway until receipt of an appropriate permit allowing such works. Enquiries should be made to Cumbria Highways, Highways Depot, Joseph Noble Road, Lillyhall Industrial Estate, Workington, CA14 4JH, Tel: 01946 506559

Statement:

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

ITEM NO: 3.

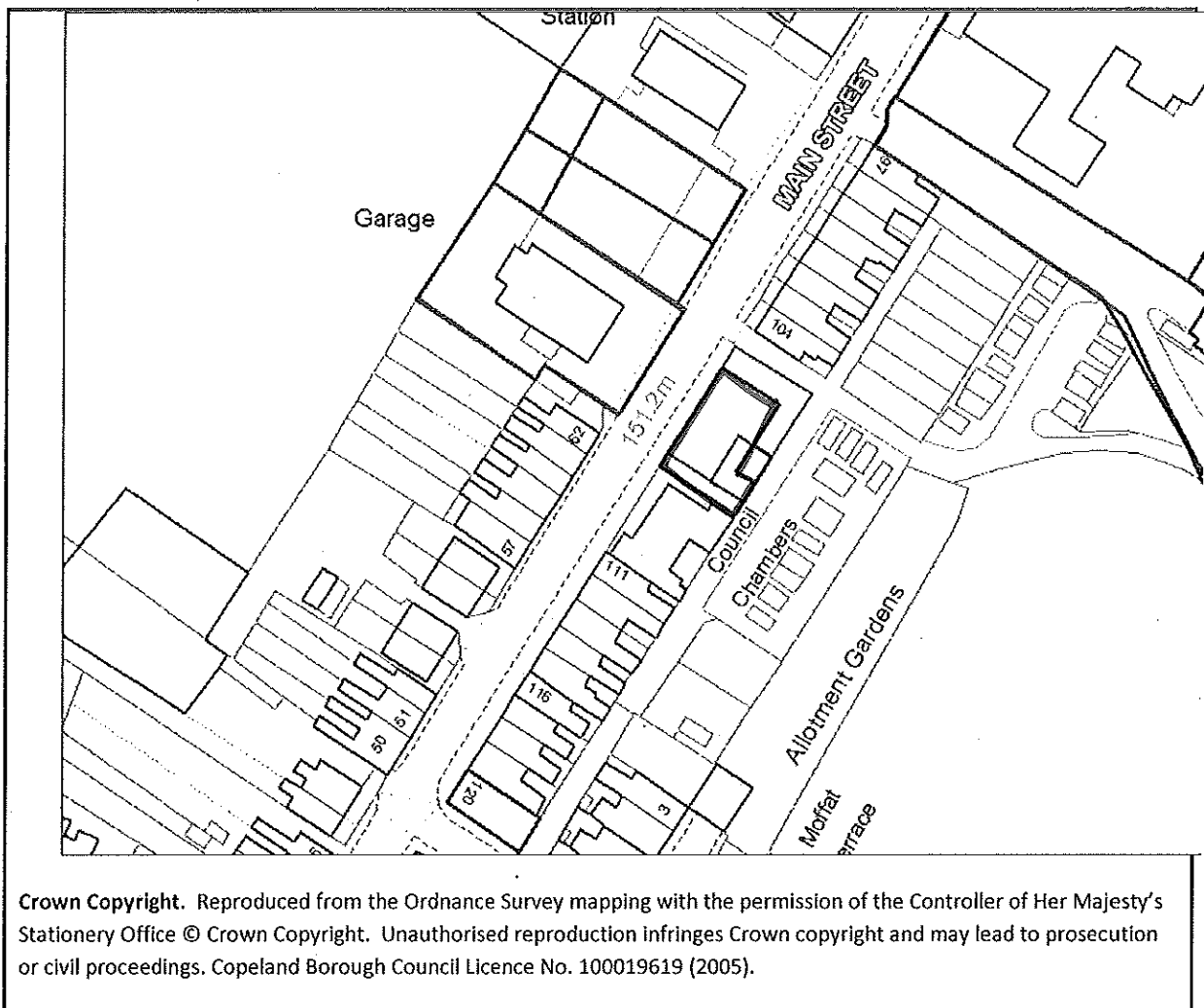


To: PLANNING PANEL

Development Control Section

Date of Meeting: 21/05/2014

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



INTRODUCTION

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

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

ASSESSMENT

In accordance with the Parish Council's request, a site visit is recommended on the application to allow Member to fully appraise all of the material planning considerations prior to the determination of the application.

Recommendation:-

Site Visit

ITEM NO: 4.

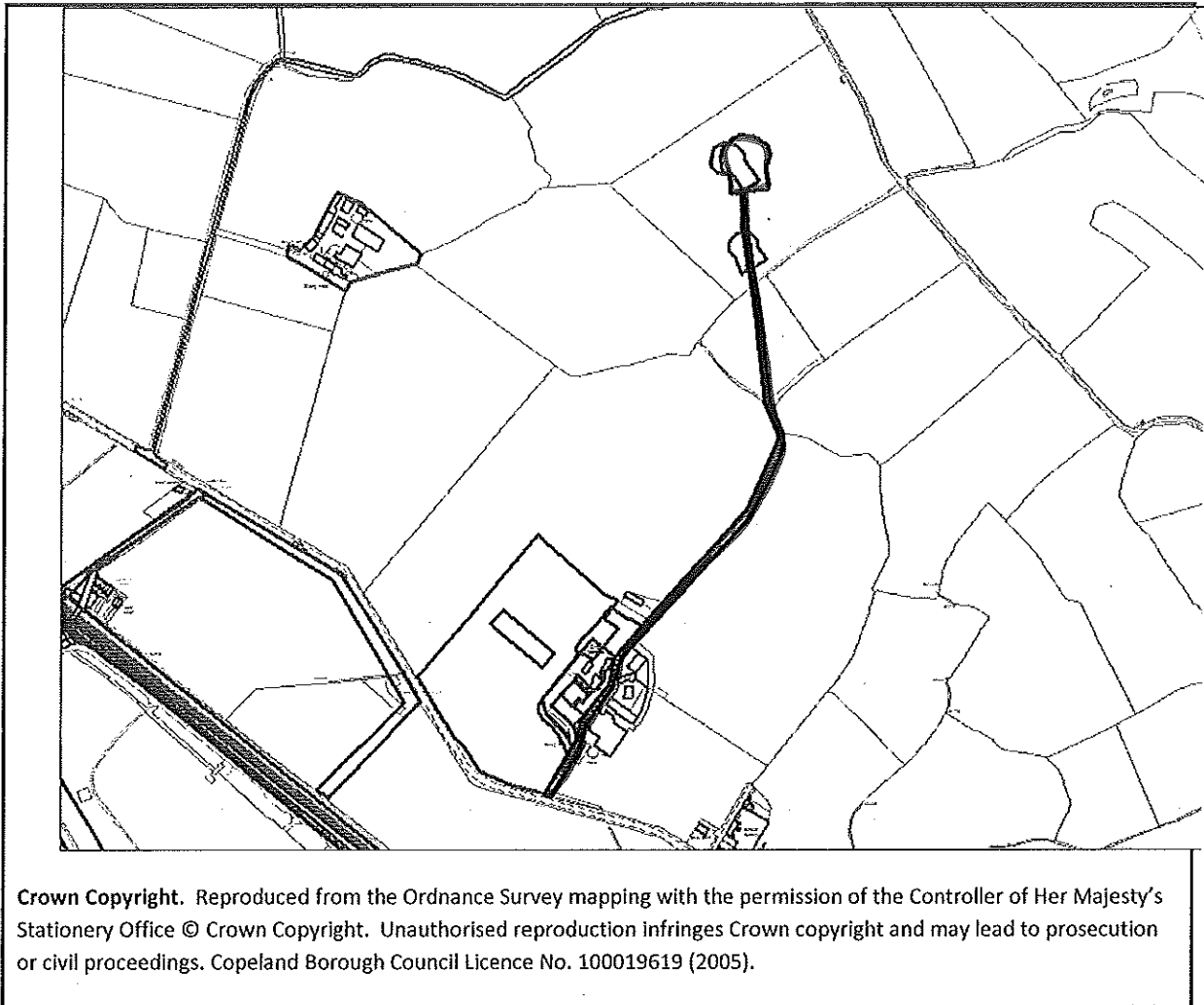


To: PLANNING PANEL

Development Control Section

Date of Meeting: 21/05/2014

Application Number:	4/14/2102/OF1
Application Type:	Full : CBC
Applicant:	Mr S Shepherd
Application Address:	LAND AT DRIGG MOORSIDE, DRIGG, HOLMROOK
Proposal	ERECTION OF WIND TURBINE 57 METRES TO BLADE TIP HEIGHT, TWO METERING UNITS, ACCESS TRACK, CRANE AND ASSEMBLY AREAS (AS REPLACEMENT FOR PREVIOUSLY APPROVED 45.5 METRE BLADE TIP HEIGHT TURBINE (4/13/2061/OF1)
Parish:	Drigg and Carleton
Recommendation Summary:	Refuse



Introduction

This application relates to a green field site in open countryside some 500m to the north of Drigg Moorside Farm, situated just off the B5344 Seascale to Drigg road. It comprises a total area of some 0.61ha. The site takes advantage of a natural depression in the field and is surrounded by agricultural land.

Vehicular access for the most part would be via the main farm access and an existing access track to the rear of the farm. A 220m stretch of a new 4m wide hard core access road would then be formed across the field to the turbine location.

Proposal

Permission is sought for the erection of a single 500kw wind turbine on the site, of a type known as Enercon E44. This would be situated on a tapered tubular tower pale matt grey in colour with a hub height of 35m. The turbine would be three bladed with a blade diameter of 44m giving a total ground to tip height of 57m. It would be fixed onto a 16m diameter cylindrical reinforced concrete base some 1.4m in depth. The transformer would be located

within the tower base and two small container units will be located adjacent to the turbine to house switchgear and a HV electricity meter room. These would each measure 2.95m in length by 3.05m in depth and 2.44m in height and be finished in powder coated steel. A 30m wide by 15m in length crane platform would be constructed alongside together with an assembly platform of the same width by 20m in length.

The turbine would be connected to the local grid via underground ducting laid along the existing and proposed access roads.

The application is accompanied by a:

Design and Access Statement

Planning Statement and Environmental Report. This incorporates assessments of potential impacts relating to ecology, landscape and visual, noise, aviation and communication, shadow flicker, transport and access, cultural heritage and archaeology, decommissioning and reinstatement.

Community Consultation Report

Technical Specification

Extended Phase 1 Habitat Survey

Assessment of Environmental Noise

Shadow Flicker Reports

Landscape and Visual Assessment including photomontages.

Supporting Case

This application constitutes a replacement turbine for the 45.5m high one granted last year (see planning history). The applicant's agent in support of this higher turbine puts forward the case that the permitted turbine is inefficient and would not be suitable from a technical point of view due to the weak grid structure in this part of Cumbria, it also has an outdated gearbox mechanism which cannot adapt to grid fluctuations and is noisier than first anticipated. The turbine now proposed overcomes the problem of the weak grid structure by utilising a synchronised generation system instead of a gearbox and has an excellent track record.

Planning History

The recent planning history relating to this application is relevant. Originally planning permission for a large single wind turbine, 79.6m high (ground to tip) was deemed refused by the Planning Panel in 2012 (4/12/2120/OF1 refers) for the following reason:

'The proposed siting of one large turbine, some 79.6m high, would introduce an isolated and prominent feature, incongruous in its surroundings, which would have an adverse visual

and materially harmful effect on the character and appearance of the surrounding landscape including the Lake District National Park. Also there has been insufficient information provided to demonstrate that there is unlikely to be a potential noise nuisance to residential properties in the vicinity. The proposed development is therefore deemed to be contrary to Policies EGY1 and EGY2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009) and the guidance contained in the National Planning Policy Framework.'

This deemed refusal was then upheld on appeal with the Inspector appointed by the Secretary of State concluding that the proposed turbine would cause substantial harm to the landscape and visual amenity. It should also be noted that a judicial review challenging the Inspectors decision was later dismissed in the High Court.

In view of this outcome the applicants reviewed the matter and submitted an application for a smaller wind turbine, at a ground to tip height of 45.5m (as opposed to 79.6m), on a lower part of the field which was approved subject to conditions in May last year (4/13/2061/OF1 refers). This has not been erected. Consent was then subsequently granted to extend the life of the permission by a further 5 years from 20 to 25 years. (4/13/ 2450/OF1 refers).

Permission is now sought via this application for a larger turbine at 57m high (ground to tip) in virtually the same location as the approved 45.5m high one as a replacement and if successful its revocation could be secured via a S106 Agreement.

It should also be noted that an approval for a single wind turbine 39m (ground to tip) high at Bailey Ground, a farm situated on the edge of the nearby settlement of Seascale, on a green field site in the same landscape some 1km distant to the north west of the current application site was granted in May last year (4/12/2173/OF1 refers) but has yet to be implemented. A subsequent application to erect a taller 45.5m high (ground to tip) replacement turbine on a neighbouring site, some 50m to the east of the original, was refused earlier this year (4/13/2440/OF1 refers) on the following grounds:

'The proposed single turbine, 45.071m high (ground to tip), due to its scale and elevated location in this highly valued landscape would constitute a prominent and incongruous feature which would cause significant harm to the character and appearance of the landscape to an unacceptable degree, contrary to Policies ER2 and DM2 of the Copeland Local Plan 2013-2028, the guidance contained in the NPPF, the Ministerial Statement, June 2013 and Planning Practice Guidance on Renewable and Low Carbon Energy, July 2013.'

It was the considered view that the local landscape although not formally designated, is a highly valued feature and that a turbine of this increased size in this elevated and open countryside location would cause significant harm to its character and appearance which outweighed the wider community benefits of the scheme.

Consultations

Drigg & Carleton Parish Council – Strongly object on the grounds of significant adverse effect on the local landscape and amenity. The adverse visual impact would be evident both in the immediate vicinity and over a wide adjoining area, including some notable views over the Wasdale Fells. The application is for a turbine some 25% higher than the turbine currently permitted (which is now considered to be technically unsuitable for connection to the grid by the applicant's agent) to which we also objected. This height increase would add considerably further adverse visual impact.

Ministry of Defence – No objections.

Civil Aviation Authority – No adverse comments.

Scientific Officer – Satisfied that the noise assessment undertaken shows that the turbine meets the simplified ETSU-R-97 assessment and should meet a flat 35dB noise limit at all sensitive receptors. Raises no objection to the turbine on noise grounds and requests that if granted that the usual flat rate conditions are applied.

With regard to shadow flicker the turbine has a blade diameter of 44m which suggests that shadow flicker would not be an issue beyond 440m from the turbine. The farm at Stony Howe is the nearest property the farm house of which is situated just beyond this distance at 450m away.

Lake District National Park - Object. - In assessing landscape character within the National Park reference is made to their Landscape Character Assessment adopted as a Supplementary Planning Document in 2011. The site lies close to several Landscape Character Types - Estuary and Marsh, Coastal Margins, Coastal Sandstone and Lowland Landscape. All are characterised by open views, often with the dramatic backdrop of the upland edge of the National Park.

Where the receiving landscape is of a similar character to the adjacent land within the National Park there will be character flow between the two. Where this is the case the setting of the National Park is likely to be affected by large scale development outside the boundary.

As characterised by the appeal Inspector for the original 79m high turbine, this is an attractive, undulating landscape, which is generally open with some long distance, panoramic views across the fields. Views from the High Fell Fringe Landscape Character Type inland from the coastal types have expansive, distant views of the seascape to the west. In many ways the receiving landscape has a commonality of character and a flow of landscape characteristics from inside to outside the National Park, approximately 2 miles inside the National Park boundary this gives way to the changing character of the higher ground of Irton Pike, Muncaster Fell and at a greater distance, the fells of the Wasdale Valley. It was the Inspector's conclusion that this landscape has only a modest capacity to assimilate wind turbines and that a turbine of the scale originally proposed would appear incongruous, detracting from the natural openness of the area and causing wide ranging adverse visual impact.

The approved application, to which we subsequently did not object, represented an approximate 43% reduction in the height of the turbine from that dismissed on appeal. It

was felt that the landscape impact, although still present to a degree, was no longer sufficient to generate an objection on the grounds of the setting or special qualities of the National Park.

On this occasion the reduction in height is in the region of 28% of the height of the original proposal. The changes proposed are not limited to the height of the structure. We have also noted the resultant increase in the scale of the hub and rotor blades.

We consider that on balance the height and scale of the turbine now proposed is insufficient to address the landscape harm which was identified with the original proposal and which the Inspector concurred with in dismissing the appeal. A turbine of the height proposed would be conspicuous and visually intrusive to the special qualities (views out) of the National Park particularly considering the absence of tall vertical man-made features in the immediate vicinity would adversely affect the characteristics of tranquillity and remoteness of the relevant Landscape Character Types.

The height and scale of turbine now proposed is also likely to result in adverse impacts on the setting of the National Park (views in), particularly those views into the National Park from the public rights of way network which surrounds the site and nearby public roads, in particular the B5344.

In conclusion they consider that as a consequence of the increase in height and scale together with the resultant increase in visual prominence both the setting of the National Park (views in) and the special qualities of the Park itself (views out) are likely to be adversely affected by this proposal.

They are of the opinion that the benefits of the proposal in respect of the generation of renewable energy and the policy support for this do not outweigh the landscape harm identified.

Friends of the Lake District – In summary have concerns, over the impact of the construction of a 57m turbine in this location. The turbine would be clearly visible in views both from, and towards the ‘dramatic backdrop’ of, the western Lake District fells. The settlements of Drigg, Seascale and Ravenglass all lie within the distance of 2.4 to 6kms. The Cumbria Wind Energy SPD states that turbines will be a ‘Prominent, key element of the landscape’ within this distance (Appendix 2.4, p 117). Whilst it is noted that this assessment relates to turbines from a height of 95m, it provides a useful yardstick by which to measure the impacts of a 57m turbine. It is clear that a large number of local people and visitors to the National Park will be affected.

The National Planning Policy Framework states the importance of recognising the intrinsic character and beauty of the countryside as a Core Planning Principle (17), and also that great weight should be given to conserving landscape and scenic beauty in National Parks (115). Friends of the Lake District are of the view that there will be adverse impacts on the landscape of both Copeland Borough and of the Lake District National Park and consider that this application should be refused on landscape grounds.

Ravenglass Village Forum – Ask that the Planning Panel apply the same criteria as was applied recently to the Yeorton Hall and Bailey Ground applications which were refused on the grounds of causing significant harm to the character and appearance of the landscape and associated visual amenity to an unacceptable degree, claiming that they are virtually identical to this application. Do not believe the technical reasons put forward by the applicants to support their case – and ask that this be further investigated. Also express concern regarding:

Effect on Ravenglass

Ravenglass is the only coastal village in the Lake District National Park. For their livelihood its few businesses rely on income from tourism more than from residents. Besides its well known tourist attractions, Muncaster Castle and the Ravenglass & Eskdale Railway, the village itself is an attraction to those who enjoy peace and quiet, the charms of the vernacular architecture in Main Street, the beach and the open views of the estuary afforded by the Village Green. Just one dominant structure of this kind on the northern skyline would be an eyesore to both visitors and residents here. For that reason we oppose this application. But would there eventually be just one? Such restraint would not make commercial sense.

Commercial development

In the previous applications it was argued that a turbine on the land would provide energy for the farm and reduce its 'carbon footprint'. This is not a domestic turbine. It is intended to generate power commercially but, compared with the massive marine wind farms off Walney and in the Solway Firth, not to mention the plans for another nuclear power station near Sellafield, the contribution of this proposed installation to the nation's 'green energy' generation would be insignificant. This application isn't about generating green energy. It's about generating money for its backers. The generating capacity of this turbine is far in excess of that needed for farm use, so it is clearly a commercial development.

The Ravenglass Village Forum strongly urges the Planning Panel to refuse this application.

Neighbours & Others

Friends of Eden, Lakeland & Lunesdale Scenery (FELLS) – Object on the grounds that the impact will be greater than for the previous approval. In our view given the history the applicant is just trying it on in the hope that larger model will be approved. They point out that although the Government is supporting wind power- it isn't at any cost. Concerned that local opinion is not being given adequate weight. Support the local people in their fight against the industrialisation of their landscapes and request that this application be declined.

Friends of Rural Cumbria's Environment (FORCE) – Object. In summary it is a much bigger turbine than the one permission has been granted for and it would constitute a much more intrusive presence in the local landscape. If it were taken to appeal it is likely that the same reasons that resulted in the Inspector dismissing the appeal for the 79.6m turbine would apply. The 'low farmland' landscape as designated in the Landscape Character Guidance and Toolkit is particularly sensitive to tall, vertical development and they do not believe that damage to this valued setting would be outweighed by the benefits of renewable energy.

Neighbours - Extensive neighbour consultations have been undertaken in the vicinity together with an advertisement in the local press. To date 111 letters have been received in response, all bar 3 of these have been received from local residents of Drigg, Seacale, Holmrook, Ravenglass and Eskdale.

Collective grounds of objection cited include:

- Visual Impact – a taller and wider turbine than previously approved will be of detriment to visual amenity. It will be overbearing and dominant in the landscape and will despoil local and wider panoramic views. Will ruin views of Wasdale voted one of Britain's best views.
- Impact on National Park – will be close to the National Park boundary and will be highly detrimental to views in and out.

- Noise – Current ETSU guidance is out of date and has not been updated since 1997. Not designed to take into account the larger turbines that are now used.
- Flicker / vibration – will be highly noticeable in such an open and predominantly flat landscape affecting immediate properties.
- Effect on protected species in area – barn owls, bats, badgers and flight paths of wildfowl and swans.
- Impact on health
- Will devalue local properties in the region of 3-11%.
- Decommissioning – if approved should be on condition that the cost of decommissioning the turbine should be paid up front via a community bond with a surcharge of 50% to allow for increases.
- In contravention of planning policies ER2/DM2/ENV5.
- Effect on tourism – will blight the area.
- Pre application consultation not carried out correctly- short consultation response period given.
- Claim that 45m high turbine approved is unsuitable due to weak grid connection is unsubstantiated.
- No farming need for turbine. Generating capacity of turbine is far in excess of that needed for farm use.
- No benefit to the local community – does not compensate locals i.e. will not provide jobs or free electricity.
- Potential cumulative impact with other turbines in the area.
- Proliferation of turbines – we are at saturation point and do not need any more.
- Potential Impact on Horse Riders - close to existing public footpath / bridleway. There are 2 in close proximity which are used regularly by horse riders. Query whether the separation distance guidance of 107m has been provided.
- Will set a dangerous precedent – original application been used as a stepping stone to get permission for a larger turbine.
- Effect of construction vehicle route on local residents.
- Local communities wishes should be taken into account – development should not be permitted if local community is opposed to the scheme as enshrined in the Localism Bill.

- Random development dotted all over the countryside – should be restricted to specific zones.
- Inefficient source of renewable energy – wind turbines are only 30% efficient.
- No need – targets for onshore wind were reached at the end of 2013. Should only support off shore now.
- Turbine of the same height was recently refused at Yeorton Hall – this should be refused as well.
- Will cause interference with local TV mast at Peel Place.
- Safety concerns – reference to recent cases of lost blades including the local one at Seascale School.
- Cost of turbines – surely the government subsidies would be better spent on more needy situations such as flood defences, NHS and charities for example.
- Despite the views of residents Sternwind have still submitted the application.
- Already have heavy burden of the Barrow off shore wind turbines spoiling the wildness of the ocean views. Do not want the same effect looking inland.
- Photomontages fail to represent the area – only one view from the National Park for example.
- Concern the applicant will apply to erect more turbines.
- Proximity of site to Hallsenna Moor, a SSSI and ancient wetland – negative impact.
- Effect on mobile phone network.
- Environmental appraisal exaggerates the benefits of wind power.

Pre Application Community Consultation

This duty was introduced as an amendment to section 61W of the Town and Country Planning Act 1990 in December 2013. It requires applicants for wind turbine development over a certain size threshold (i.e. installation of more than 2 turbines or where the hub height of any turbine exceeds 15m.) to consult members of the local community prior to submitting an application.

In accordance with that duty the applicant has undertaken this pre community consultation duty, which in took the form of a local press advert, notifications to local parish councils and undertaking a public meeting. This is detailed in the submission together with the responses received and how they were taken account of.

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 came into effect in March 2012, sets out the Governments 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.

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 it is out of date or not consistent with the NPPF.

All of the policies quoted in the NPPF taken as a whole constitute the Governments view of what sustainable development means in practice for the planning system.

The NPPF usefully elaborates on the Government's interpretation of what is meant by sustainable development. It identifies three dimensions to sustainable development, namely economic, social and environmental. The environmental role is defined in paragraph 7 as contributing to protecting and enhancing our natural built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy. Paragraph 8 confirms that these three roles should not be taken in isolation because they are mutually dependent.

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.

Ministerial Statement & Planning Practice Guidance for Renewable and Low Carbon Energy

The Government issued a Ministerial Statement in June 2013 followed by a practical guide for renewable energy development in July 2013. This guidance is a material consideration in determining planning applications and should be read in conjunction with the NPPF. It replaces the companion guide to PPS 22.

The guidance is useful in that it clarifies that the need for renewable energy does not automatically override environmental protections and the planning concerns of local communities. It advises that Local Planning Authorities should take into account the requirements of the technology, the potential impacts on the local environment including cumulative impacts. The views of local communities likely to be affected should also be listened.

It should be noted that this guidance and the Ministerial Statement has been given some weight in more recent appeal decisions affecting turbines.

Local Plan Policy

Copeland Local Plan 2013-2028

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

The adopted Plan is consistent with the NPPF and paragraph 196 of the NPPF makes it clear that all applications must be determined in accordance with the Development Plan.

The following Policies of the new local plan are considered relevant and now carry significant weight in decision making:

Policy ER 2 of the Core Strategy relates to Planning for the Energy Coast. It states that “the Council will seek to support and facilitate new renewable energy generating at locations which best maximise renewable resources and minimise environmental and amenity impacts.

The criteria on renewable energy development/generation are set out in Development Management Policy DM 2. This broadly duplicates the criteria contained in the former Local Plan but adds an additional requirement whereby mitigation measures and significant benefits for the community should be taken into account in considering the balance on renewable energy developments.

Policy DM2 sets out the following criteria that all renewable energy development must satisfy. It states:-

Proposals for renewable energy development in the Borough will be supported where they satisfy the following criteria:

- A. Proposals should be developed with the Borough’s community and key stakeholders in accordance with the Council’s current adopted approach to stakeholder involvement.
- B. There would be no unacceptable adverse visual effects.
- C. There would be no unacceptable adverse effects on landscape or townscape character and distinctiveness.
- D. There would be no unacceptable impacts on biodiversity or geodiversity.
- E. The proposals would not cause an unacceptable harm to features of nature or heritage conservation importance.
- F. There are no unacceptable impacts of noise, odour, dust, fumes, light or other nuisance likely to affect nearby residents and other adjoining land users.
- G. Any waste arising as a result of the development will be minimised and managed appropriately.
- H. Provision is made in proposals for the removal and site restoration at the end of the operating life of the installation.

Adequate mitigation measures would be secured to minimise the potential impacts of any renewable energy development proposals and to deliver significant benefits to the community where the scheme is to be sited wherever possible. If necessary such measures would need to be secured through Planning Obligations.

Cumbria Wind Energy Supplementary Planning Document (SPD)

This SPD was adopted in 2008 and 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.

Cumbria Landscape Character Guidance and Toolkit

This county wide landscape assessment was compiled by Cumbria County Council in 2011. Importantly it provides baseline information that can be used when making decisions on future land use and management. It identifies and assesses landscape types and provides a strategic framework which includes visions and objectives for future landscapes and guidelines to protect, manage and plan changes to maintain and enhance landscape distinctiveness.

Assessment

The Design and Access Statement, Planning Statement & Environmental Report together with the rest of the submission put forward the case that the proposed wind turbine is compliant with local and national policy, with the benefits of the scheme in terms of providing a renewable energy source and the long term environmental benefits it brings outweighing any potential impacts, particularly in respect of ecology, shadow flicker, noise, aviation and communication, transport and access, cultural heritage and archaeology and decommissioning and reinstatement which are summarised below and are not disputed.

Ecology

The desk top study and habitat survey undertaken identified a limited range of habitats in the survey area being dominated by improved grassland and no evidence of badgers and red squirrels. The site also did not support any features suitable for roosting bats although it was accepted that the linear hedgerows could support foraging areas for them. However it was noted that the turbine would be sited a sufficient distance away at 67m and as such would meet the separation distance requirements set by Natural England. As the proposed development will not affect designated sites / habitats there are unlikely to be impacts, other than the limited removal of improved grassland, on protected species. As a result mitigation measures are considered unnecessary however it is recommended that construction staff are made aware of the potential for breeding birds in hedgerows around the site and that any vegetation removal is undertaken outwith the breeding season. On this basis it is considered therefore that the proposal will not threaten the ecology of the area.

Noise

Contends that the turbine would be able to meet the simplified ETSU-R-97 constraint at all the relevant noise receptors and would have no adverse impacts on any surrounding properties and accepts that a suitable noise condition may be imposed. It is predicted that none of the predicted noise levels at the key noise sensitive locations, including Stoney Howe at some 450m distant and Hallsenna, would exceed the established noise limit. A view with which our Scientific Officer concurs. There would be no issue regarding noise

emanating from any construction activities which would be short lived and limited to day time activity only.

Shadow Flicker

Shadow flicker occurs only under specific circumstances and have been proven to occur only within ten rotor diameters of a turbine. As the turbine has 44m diameter blades the potential shadow flicker effect will only impact on dwellings sited up to 440m from the turbine. As the closest none associated residence is Stoney Howe at some 450m away it is unlikely that this will have a detrimental impact. Again this is a view shared by our Scientific Officer.

Aviation & Communication

Investigations undertaken by the applicant have revealed that in terms of telecommunications and TV interference the proposal would have no impact on services in the area. Also no objections on aviation grounds have been received from the MOD and CAA.

Transport and Access

It is envisaged that there will only be a minor increase in local traffic during the short term construction phase and that thereafter operational traffic at 1 maintenance vehicle per month will be insignificant.

Cultural heritage and Archaeology

Whilst there are a number of listed buildings in the search area these are all a sufficient distance away to be unaffected by the proposal. Similarly the nearest Conservation Areas are 8 and 11km away.

As regards archaeology there are no known interests on or near the site.

Decommissioning and Reinstatement

The proposed decommissioning and reinstatement works set out in the report are considered acceptable and can be adequately controlled by condition.

Technical Need

The technical need for replacing the approved 45.5m turbine with one some 11.5m higher at 57m is noted and helps set the context of the submission it is not a material planning consideration and as such should be attributed little weight in assessing the application.

However, in view of the turbines proposed scale and location the issues of visual impact and effect on the character and appearance of the landscape warrant further consideration.

Landscape Impact

The site forms part of a farmed coastal plain and although it does not benefit from any national or local designations it is notably part of a wider uninterrupted landscape which has far reaching and expansive views into and out of the National Park, including the majestic fells and intervening valleys to the east and south east including Wasdale and Eskdale, and the largely undisturbed coastal plain to the west. The area is relatively remote and possesses a sense of tranquility devoid of many man made structures. As a consequence it is sensitive to wind turbine development and has only a modest capacity to assimilate them. The Wind Energy SPD and the Cumbria Landscape Guidance and Toolkit, March 2011, identify the type of landscape as sub type 5b 'low farmland' a traditional farmed landscape generally large scale where views can be wide and long and where important views can be sensitive to tall infrastructure development and, most importantly, that without careful control large scale wind energy development could change its character. It advises that such development should be carefully designed and prominent locations avoided. Although one 45.5m turbine has already been granted permission in this landscape, for which this proposal seeks to replace, the erection of a much taller vertical structure some 11.5m higher at 57m ground to tip would introduce a much more prominent and significant structure into the landscape which would be widely visible from the local road network, nearby settlements of Seascale and Drigg, as well as groups of dwellings inbetween. Given its increased scale and height and utilitarian nature it would have a considerable presence in this sensitive relatively isolated countryside location making it incongruous in nature and significantly harming its natural open character.

Visual Impact

Although the Landscape and Visual Assessment and accompanying photomontages submitted as part of the application concludes that there would be a low magnitude of effect on the immediate landscape and overall negligible effect on the landscape, and there would be localised magnitudes of change that would be low to medium. This is not a view which is shared. The increase in height of some 11.5m is considered to be significant and would have an unacceptable impact on views from the local road network, public footpaths and bridleways and the coastal C2C route.

Cumulative Impact

There are two turbines which need to be taken account of in the assessment of potential cumulative impact, the 15m high domestic scale one at Seascale School over 1.5 km away, and the 39m high one approved but not implemented at Bailey Ground some 1 km to the north west. Given their scale and separation distances from the proposed turbine it is not considered collectively that they would become a significant or defining characteristic of the area to an extent that they would have a harmful effect on the landscape

Potential Benefits

Against the backdrop of potential impacts it is important in the overall planning balance to consider the potential wider benefits of the scheme which are identified as:

Farm Diversification / Renewable Energy Generation

The proposed wind turbine would satisfy the energy demands of the farm by providing a source of renewable energy that would allow the farm to operate in a more environmentally sustainable manner. It would reduce the financial overheads and also contribute to a reduction in its carbon footprint.

Reduction in Carbon Emissions

The scheme would result in significant carbon savings for the farm, estimated at 795 tons annually, with any excess electricity generated being fed into the national grid.

It would also contribute to the generation of renewable energy which would assist in meeting national targets that seek to reduce carbon emissions.

Conclusion

In order to arrive at a decision on this application it is important to consider the following competing considerations:

- The effect of the proposal on the character and appearance of the landscape and its visual impact.
- Potential benefits of the scheme.
- Whether any identified harmful effects significantly outweigh the renewable energy benefits / environmental benefits.
- The change in policy context since the previous permission for a 45.5m high turbine was granted.
- That there has been considerable negative community feedback on the proposal including objections from the local Parish Council.

It is considered that although the landscape does not benefit from any special designations, it is nevertheless, an important and highly valued one within close proximity to the Lake District National Park and that the introduction of a significantly taller turbine in this location, in such a wide and open expanse of countryside, would be overly prominent and incongruous and its wide ranging visual impact where there are notable expansive and panoramic views would cause substantial harm to an unacceptable degree.

In the planning balance it is also important to weigh up the benefits of generating renewable energy in this location from the turbine against any potential harm identified. In this respect it is reiterated that there is strong national policy support in the NPPF for such schemes, and this stresses that such schemes should be approved if its impacts are or can be made acceptable. Considerable weight should therefore be attached to the wider community benefits that would result from the renewable energy generation and reduction in greenhouse gas emissions from the proposal. However in this case it is considered that the greater benefits expected from the increased generating capacity of the larger turbine

would not outweigh the additional significant visual harm/ adverse effect on the landscape. However, the more recent Ministerial Statement of June 2013 and the subsequent policy guidance on renewable energy clearly state that the wider benefits of the scheme do not automatically override environmental protection. In particular they highlight the consideration of landscape impacts in assessing renewable energy proposals, and strongly advocate the use of landscape character assessments in decision making which reinforces the role and importance of the Wind Energy SPD and the Cumbria Landscape Character Toolkit. Emphasis in this report is placed on their importance.

Also of note is the fact that the Copeland Local Plan 2013-2028 has now been formally adopted, is consistent with the NPPF and now carries significant weight in decision making.

Taking this into account, it is my view in this instance that the local landscape although not formally designated, is a highly valued feature and that a turbine of this increased size in this sensitive open countryside location would cause substantial harm to its character and appearance and would be visually dominant which in my opinion outweighs the wider community benefits of the scheme contrary to Policies ER2 and DM2 of the Copeland Local Plan 2013-2028, the guidance contained in the NPPF, the Ministerial Statement of June 2013 and Planning Practice Guidance on Renewable and Low Carbon Energy dated July 2013.

Recommendation:-

Refuse for the following reason:

The proposed single turbine, 57 metres high (ground to tip), due to its scale and location in this highly valued scenic landscape would introduce a prominent and incongruous feature which would cause substantial harm to the character and appearance of the landscape and associated visual amenity to an unacceptable degree, contrary to Policies ER2 and DM2 of the Copeland Local Plan 2013-2028, the guidance contained in the NPPF, the Ministerial Statement, June 2013 and Planning Practice Guidance on Renewable and Low Carbon Energy, July 2013.

Statement

The Local Planning Authority has acted positively and proactively in accordance with Copeland Local Plan policies and the National Planning Policy Framework in determining this application by identifying matters of concern with the proposal and raising those with the applicant/ agent. However, in this case it has not been possible to arrive at a satisfactory resolution for the reasons set out in the reason for refusal.

ITEM NO: 5.

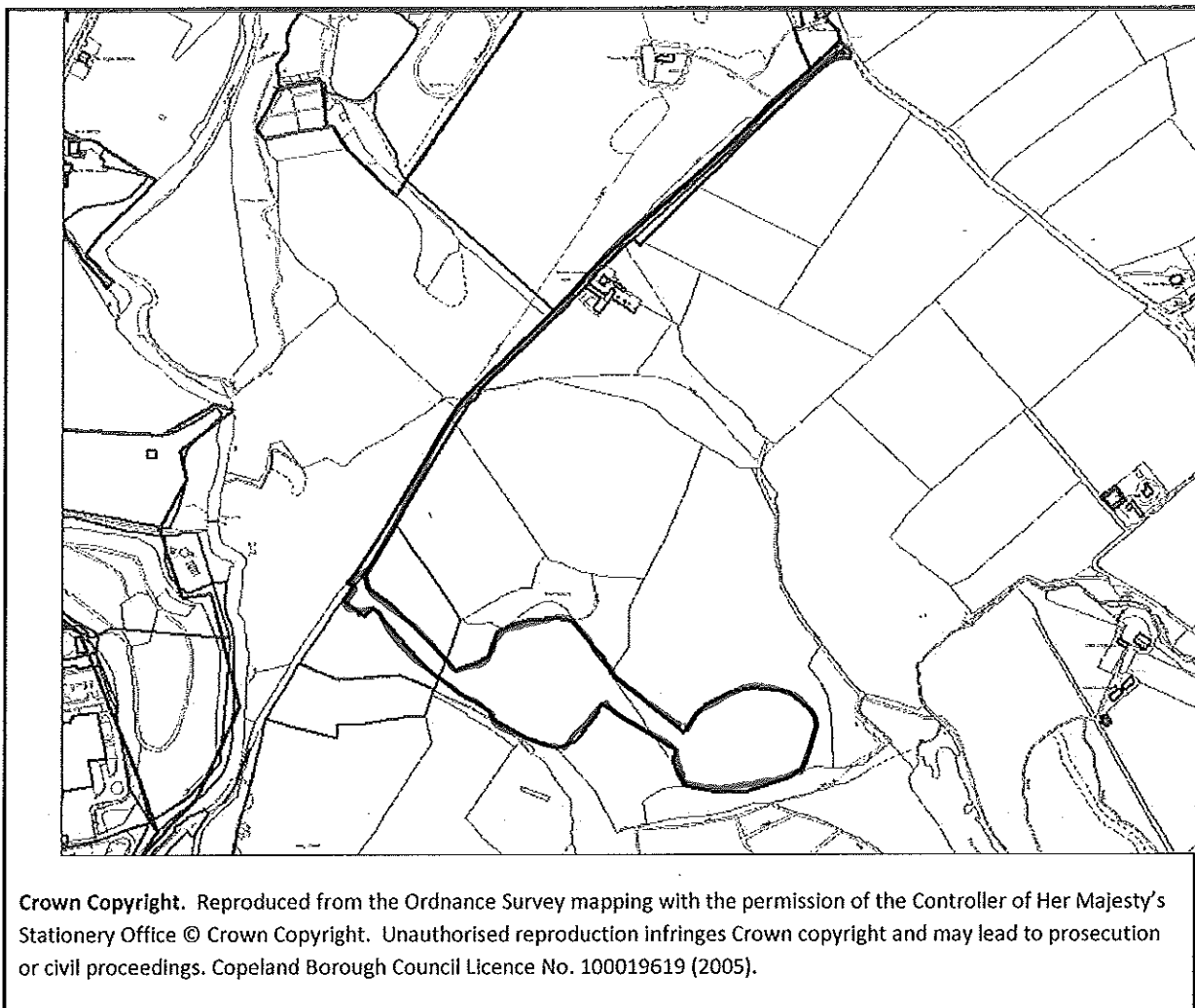


To: PLANNING PANEL

Development Control Section

Date of Meeting: 21/05/2014

Application Number:	4/14/2105/0F1
Application Type:	Full : CBC
Applicant:	Airvolution Energy Limited
Application Address:	LAND AT CHURCH HOUSE FARM, CALDERBRIDGE, SEASCALE
Proposal	ERECTION OF TWO WIND TURBINES WITH A MAXIMUM BLADE TIP HEIGHT OF UP TO 110 METRES, TOGETHER WITH A SUBSTATION AND CONTROL BUILDING, ASSOCIATED HARDSTANDINGS, A TEMPORARY CONSTRUCTION COMPOUND, AN UPGRADED ACCESS TRACK, A CONNECTING INTERNAL ACCESS TRACK AND OTHER RELATED INFRASTRUCTURE
Parish:	Ponsonby
Recommendation Summary:	Site Visit



Introduction

This proposal relates to a green field site in open countryside some 400m to the south of Church House Farm a working agricultural holding which in turn is situated some 0.5km to the south of Calderbridge. It is a major application comprising a total area of some 7.8ha with an operational build footprint of 2.18ha. To the immediate north, west and south it is surrounded by agricultural land and to the east and south east it adjoins an extensive belt of ancient woodland.

Vehicular access would be via an existing hardcore access track/ public bridleway from the adjacent A595T to the north which leads down to the farm and beyond. To facilitate access junction improvements will be required at the point where the track adjoins the trunk road and the track will also require widening to a minimum of 5m for a length of some 890m before it enters agricultural land to reach the operational site. At this point a new track 5m in width and 220 m in length will need to be constructed across green fields.

Proposal

This is a proposal for the development of a commercial wind farm and comprises the following:

- Erection of two wind turbines each with a maximum height of 110m (ground to blade tip), each three bladed on a singular tapered tower, hub height of 60m with a rotor diameter of 90m. Finished in either an off white or pale grey. Transformers would be sited alongside the base of each tower.
- Construction of reinforced concrete foundations beneath each turbine circular in shape with a diameter of 17m.
- Improvements as detailed above to the site junction with the A595T.
- Upgrading the existing access track and creation of a new track to the turbines. (as per above)
- Underground cabling to connect the turbines to a new onsite electricity substation and a control building. These would be constructed to the north western edge of the site, some 100m away from the nearest turbine together with an associated hardstanding. It is envisaged that the building would measure 7m in width by 12m in length by 5.9m in height to the apex of the pitched roof. The underground cabling would run in a service trench across the field to the west to connect to the 33kv overhead circuit.
- Hardstandings adjacent to each turbine base to facilitate installation and maintenance.
- Temporary construction compound.
- A micro siting allowance of 30m for all elements of the scheme.

This is a major application which is accompanied by an Environmental Impact Assessment, (Environmental Statement) Design and Access Statement, Planning Statement, Pre app Community Consultation Statement and a Tree Report and Map.

Consultations

In view of the nature of this application extensive consultations have been carried and responses are still awaited. Those received to date are as follows:

Ponsonby Parish Council – In summary it wishes to protect the environment and the amenities of the area, and ensure that the pleasure and enjoyment by various and numerous bodies, including residents and individuals are not compromised, and consequently strongly objects to this application.

In particular they raise issues on the following grounds regarding safety and security at Sellafield, potential effect on high pressure gas mains to south west of Sellafield site, requirement for a thorough validation of the probability of impact assessments provided by the applicant, not satisfied that adequate quality assurance checks have been carried on the safety assessment submitted – all risks need to be thoroughly assessed, the road safety – lack of traffic survey and failure to understand the strategic importance of the bridge at Calderbridge, lack of effective consultation with local people at an early stage prior to the application, potential impact on future strategic developments for the area associated with the nuclear industry.

The Parish Council believe the points raised are strong justification for rejecting the application. They are of the opinion there seems to be little reason to build two additional turbines at Ponsonby and thus incur some very significant to our local population with little strategic benefit to the county or country.

Gosforth Parish Council – Fully support Ponsonby Parish Council in its opposition to the development.

Beckermeth with Thornhill Parish Council – Object believe it would breach the National Planning Policy Framework and the Copeland Local Plan. Also that it poses a security and safety risk to the Sellafield Site and thus to surrounding populations. It is inappropriate to permit turbines of this size in 'striking range' of such a nuclear facility. Concern that debris in the event of turbine failure could reach the Sellafield Site and consequences could be unpredictable and severe. Need a thorough review of any security impact.

Historic Environment Officer, Cumbria County Council – Site lies in an area of archaeological potential and the proposed construction work has the potential to disturb buried remains associated with prehistoric settlement activity, deserted medieval villages and post medieval agricultural practices. They are of sufficient significance and need to be recorded prior to any development which can be controlled via the use of appropriate conditions.

Sellafield Ltd – Do not object at present but will if it leads to additional risk to some Sellafield site structures, additional security demands and reinforcement of some facilities for the latter at a material cost. Recommend that the Council ensures that the case for the development is compelling.

Friends of the Lake District – In summary they object on the basis that it would be damaging to the landscape of Cumbria and the Lake District National Park.

Civil Aviation Authority – No adverse comment.

Consultant Arboriculturist – Accept that the trees to be removed to make way for the development are of poor quality and should not constrain the development. Retained hedgerows will require protective fencing to ensure that the upgrading of the access track does not adversely affect it. Require a tree protection plan and method statement to be submitted.

National Nuclear Laboratory – Object they occupy a building within the Sellafield Licensed Site and are within the potential zone which could be affected by impact from a partial blade in the event of a failure. Concern that such an impact raises the possibility of release of radioactive material from the building and undermines the safety case for operations within the building. Consider siting of the turbines so close to this facility does not meet the typical standards on which nuclear operations are based. i.e. ensuring risks are as low as reasonably practicable. (ALARP)

Calderbridge Parochial Church Council – Ponsonby Church is a listed grade II building and an ancient structure containing some fine stained glass windows by Burne-Jones. Concern that the erection of the wind turbines so near to the church will have a detrimental affect both on the church and the fine windows, due in no small part to the vibration they will cause when in operation. The noise of the turbines will also affect the peace and tranquillity expected by church visitors. Also concerned

about the impact on the church during the construction process and the effect on a colony of bats living in the church roof.

Neighbours & Others

The application has raised considerable concern in the local community. To date some 45 individual letters of objection and a 68 signature petition have been received and the main grounds of objection are summarised below:

- Effect on local views
- Effect on the landscape.
- No economic need
- Photomontages are misleading.
- Inadequate traffic assessment undertaken.
- Impact on the safety and security of the nearby Sellafield Nuclear Site.
- Effect on local house values.
- Impact on local drainage systems especially from surface water runoff.
- Effect on nearby Ponsonby Tarn – an area of natural beauty.
- Noise pollution.
- Negative effect on tourism.
- Threat to migrating birds and bats.
- Lack of trust in the developers.
- Not the right time to build more on shore turbines, government strategy is moving towards more marine based wind generation.
- Will jeopardise peacefulness and enjoyment of local walks.
- Potential impact on horse riders who use the local bridleway network in the vicinity.
- Potential for flicker.
- Distraction to drivers on the A595T.
- Health risks.
- Impact on a variety of local wildlife especially those that reside in the adjacent ancient woods.
- Impact on sensitive systems i.e. emergency, police systems.

- Potential hazards including build up of ice on turbine, blade failure & turbine fire.
- Impact on the Calderbridge bridge needs to be fully assessed.
- Adverse effect on local residential amenity.
- Impact on the Sellafield Evacuation Zone.
- No benefit to locals.
- Stick to nuclear which keeps our economy going.
- Contribution to the national grid will be negligible.
- Impact on local burial ground. Concern that the vibration from the turbines will eventually bring buried objects to the surface in the graveyard.
- Threat of potential access to the top of the turbines from unauthorised persons.
- Signal disruption for vodaphone from second turbine.
- Lack of information regarding connection to the grid.
- Potential cumulative effect.
- Request a rate reduction for local residents if they go ahead.
- Under localism Act the Council has a duty of care to its residents.
- Impact on nearby residents health.
- Offer of a benefit fund is offensive.
- We are already doing our bit with Sellafield and the proposed new power station.
- Random development - does not represent consistent planning policy.
- No additional / local jobs will be provided by the development.
- They are not sustainable – manufacturing process increases carbon emissions/ as does the amount of concrete needed to keep them upright.

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 came into effect in March 2012, sets out the Governments 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.

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 it is out of date or not consistent with the NPPF.

All of the policies quoted in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice for the planning system.

The NPPF usefully elaborates on the Government's interpretation of what is meant by sustainable development. It identifies three dimensions to sustainable development, namely economic, social and environmental. The environmental role is defined in paragraph 7 as contributing to protecting and enhancing our natural built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy. Paragraph 8 confirms that these three roles should not be taken in isolation because they are mutually dependent.

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.

Ministerial Statement & Planning Practice Guidance for Renewable and Low Carbon Energy

The Government issued a Ministerial Statement in June 2013 followed by a practical guide for renewable energy development in July 2013. This guidance is a material consideration in determining planning applications and should be read in conjunction with the NPPF. It replaces the companion guide to PPS 22.

The guidance is useful in that it clarifies that the need for renewable energy does not automatically override environmental protections and the planning concerns of local communities. It advises that Local Planning Authorities should take into account the requirements of the technology, the potential impacts on the local environment including cumulative impacts. The views of local communities likely to be affected should also be listened.

It should be noted that this guidance and the Ministerial Statement has been given some weight in more recent appeal decisions affecting turbines.

Copeland Local Plan 2013-2028

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

The adopted Plan is consistent with the NPPF and paragraph 196 of the NPPF makes it clear that all applications must be determined in accordance with the Development Plan.

The following Policies of the new local plan are considered relevant and now carry significant weight in decision making:

Policy ER 2 of the Core Strategy relates to Planning for the Energy Coast. It states that "the Council will seek to support and facilitate new renewable energy generating at locations which best maximise renewable resources and minimise environmental and amenity impacts.

The criteria on renewable energy development/generation are set out in Development Management Policy DM 2. This broadly duplicates the criteria contained in the former Local Plan but adds an additional requirement whereby mitigation measures and significant benefits for the community should be taken into account in considering the balance on renewable energy developments.

Policy DM2 sets out the following criteria that all renewable energy development must satisfy. It states:-

Proposals for renewable energy development in the Borough will be supported where they satisfy the following criteria:

- A Proposals should be developed with the Borough's community and key stakeholders in accordance with the Council's current adopted approach to stakeholder involvement.
- B. There would be no unacceptable adverse visual effects.

- C. There would be no unacceptable adverse effects on landscape or townscape character and distinctiveness.
- D. There would be no unacceptable impacts on biodiversity or geodiversity.
- E. The proposals would not cause an unacceptable harm to features of nature or heritage conservation importance.
- F. There are no unacceptable impacts of noise, odour, dust, fumes, light or other nuisance likely to affect nearby residents and other adjoining land users.
- G. Any waste arising as a result of the development will be minimised and managed appropriately.
- H. Provision is made in proposals for the removal and site restoration at the end of the operating life of the installation.

Adequate mitigation measures would be secured to minimise the potential impacts of any renewable energy development proposals and to deliver significant benefits to the community where the scheme is to be sited wherever possible. If necessary such measures would need to be secured through Planning Obligations.

Cumbria Wind Energy Supplementary Planning Document (SPD)

This SPD was adopted in 2008 and 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.

Cumbria Landscape Character Guidance and Toolkit

This county wide landscape assessment was compiled by Cumbria County Council in 2011. Importantly it provides baseline information that can be used when making decisions on future land use and management. It identifies and assesses landscape types and provides a strategic framework which includes visions and objectives for future landscapes and guidelines to protect, manage and plan changes to maintain and enhance landscape distinctiveness.

Assessment

In view of the sheer nature and scale of this proposal, its location within close proximity to the Sellafield nuclear site, Calderbridge village and the National Park, as well as the local community concern generated, the application raises significant issues which require careful consideration. It is therefore recommended that Members take the opportunity to visit the site to fully appraise all the material planning considerations before determination.

Recommendation:-

Site Visit

ITEM NO: 6.

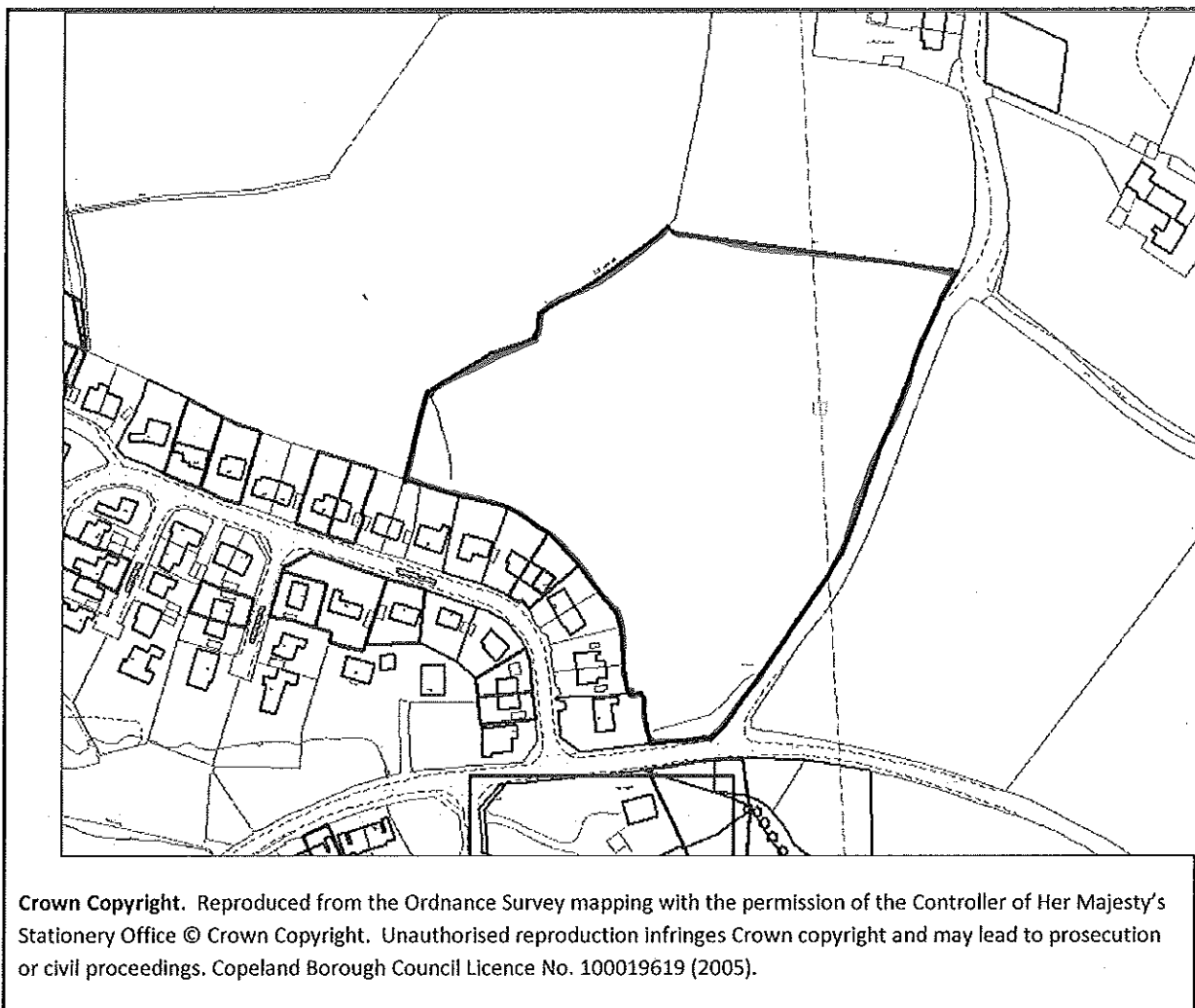


To: PLANNING PANEL

Development Control Section

Date of Meeting: 21/05/2014

Application Number:	4/14/2138/001
Application Type:	Outline : CBC
Applicant:	North Associates
Application Address:	LAND TO THE NORTH EAST OF RANNERDALE DRIVE, VICTORIA ROAD, WHITEHAVEN
Proposal	OUTLINE APPLICATION FOR THE ERECTION OF 35 DWELLINGS
Parish:	Whitehaven
Recommendation Summary:	Site Visit



INTRODUCTION

This application relates to a greenfield site which lies adjacent to Rannerdale Drive on the northern edge of Whitehaven. The site covers 2.88 hectares and is currently in use for agricultural purposes.

PROPOSAL

Outline planning permission is sought for the erection of 35 dwellings. The application seeks to establish the principle of developing the site for residential purposes and all matters relating to layout, scale, appearance, access and landscaping would be reserved for subsequent approval.

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

- Low density development to reflect the location of the site on the edge of the settlement
- Landscaping will be used to soften the edge of the development site and help to integrate it into the landscape
- Open space will be provided within the site
- It is intended to provide a mix of housing types
- The highest parts of the site will be protected from development to reduce its visual impact within the landscape
- The privacy of the occupiers of the houses on Rannerdale Drive will be protected by strict adherence to the Councils separation standards and also by limiting the height of the units nearest to this shared boundary

The application is accompanied by the following information:-

- Site Location Plan
- Illustrative Landscape Concept Plan
- Design and Access Statement
- Planning Statement
- Flood Risk and Drainage Statement
- Preliminary Ecological Appraisal
- Archaeological Desk Bases Assessment and Geophysical Survey
- Preliminary Environmental Risk Assessment
- Transport Statement

CONSULTATION RESPONSES

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

Environment Agency

Outline planning permission could be granted providing that conditions are imposed on any permission which requires details of both foul and surface water drainage scheme to be submitted to and approved in writing by the Local Planning Authority before any development commences.

Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide further information to ensure that the proposed development can go ahead without posing an unacceptable flood risk to the proposed development and surrounding properties. The watercourse into which the development wishes to discharge is a non-main river and so any agreement on discharge rates would need to be agreed with Cumbria County Council.

United Utilities

No objections providing specific conditions are attached to any planning permission which require details of foul and surface water drainage to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Scientific Officer

All of the records indicate that the site has only ever been used as a pasture and the risk of contamination is likely to be very low. If any evidence of contamination is uncovered during development work should stop and the Council be informed.

As the site lies immediately adjacent to existing residential areas it is appropriate to add conditions to ensure that potential nuisance during construction is minimised by controlling reasonable working hours, dust control, construction noise, vehicle movements, cleaning roads etc.

Natural England

Based on the information provided the proposal is unlikely to affect any statutory protected sites or landscapes.

Standing advice on protected species should be applied.

The proposals provide opportunities for both biodiversity and landscape enhancements.

Other

To date 21 letters of objection have been received from local residents. The main concerns raised can be summarised as follows:-

- Loss of green space
- Development should be on brownfield land rather than greenfield land
- There are other more favourable sites for residential development within Whitehaven
- Question the need for the development
- The site lies outside the development boundary in open countryside
- The site has already been discounted under the SHLAA process
- The site is very prominent and any development of it will have an adverse visual impact on the locality
- Potential increase in surface water drainage problems
- Increased vehicular movements and adverse impacts on highway safety
- Adverse impacts on residential amenity
- Devaluation of property
- Loss of views

PLANNING POLICY

National Planning Policy

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

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

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

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

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.

Local Plan Policies

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

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

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

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

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

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

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

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

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

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

Development Management Policies

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

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

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

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

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

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

ASSESSMENT

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

Recommendation:-

Site visit

List of Delegated Decisions

Selection Criteria:

From Date: 10/04/2014

To Date: 12/05/2014

Printed Date: Monday, May 12, 2014

Printed Time: 4:49 PM

Application Number	4/13/2428/OF1
Applicant	F G Developments (Cumbria) Ltd
Location	FORMER CLUB SITE, BIRKS ROAD, CLEATOR MOOR
Proposal	ERECTION OF SEVEN DWELLINGS INCLUDING INFRASTRUCTURE
Decision	Approve (commence within 3 years)
Decision Date	23 April 2014
Dispatch Date	1 May 2014
Parish	Cleator Moor

Application Number	4/13/2464/OF1
Applicant	T W West Ltd
Location	WILSON PIT YARD, WILSON PIT ROAD, WHITEHAVEN
Proposal	GENERAL PURPOSE AGRICULTURAL STORAGE SHED
Decision	Withdrawn
Decision Date	15 April 2014
Dispatch Date	15 April 2014
Parish	Whitehaven

Application Number	4/14/2013/OF1
Applicant	Mr and Mrs A Herbert
Location	46 HIGHFIELDS, WHITEHAVEN
Proposal	TWO STOREY EXTENSION TO PROVIDE NEW BEDROOM AND KITCHEN ACCOMMODATION
Decision	Approve (commence within 3 years)
Decision Date	2 April 2014
Dispatch Date	11 April 2014
Parish	Whitehaven

Application Number	4/14/2017/OF1
Applicant	Mr G Eilbeck
Location	STAMFORD HILL FARM, STAMFORD HILL, LOWCA, WHITEHAVEN
Proposal	ENLARGEMENT OF EXISTING HOUSE INTO ADJOINING OUTBUILDING WITH REAR EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	15 April 2014
Dispatch Date	17 April 2014
Parish	Lowca

Application Number	4/14/2031/OF1
Applicant	Mr D Hall
Location	LAND OFF ALDBY STREET, CLEATOR MOOR
Proposal	ERECTION OF DWELLING HOUSE
Decision	Approve (commence within 3 years)
Decision Date	16 April 2014
Dispatch Date	29 April 2014
Parish	Cleator Moor

Application Number	4/14/2035/OF1
Applicant	Dr K Bastola
Location	23 CAMBRIDGE ROAD, HENSINGHAM, WHITEHAVEN

Proposal	CHANGE OF USE FROM TWO BEDROOMED SEMI DETACHED DWELLING INTO DWELLING OF MULTIPLE OCCUPATION FOR MEDICAL STAFF TO CONTAIN 5 BEDROOMS WITH EN-SUITE FACILITIES, COMMUNAL LOUNGE, KITCHEN AND STORAGE AREAS
Decision	Approve (commence within 3 years)
Decision Date	27 March 2014
Dispatch Date	15 April 2014
Parish	Whitehaven

Application Number	4/14/2065/OF1
Applicant	Mr and Mrs McMullen
Location	3 SPEDDING CLOSE, EGREMONT
Proposal	TWO STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	1 May 2014
Dispatch Date	1 May 2014
Parish	Egremont

Application Number	4/14/2066/OF1
Applicant	Mr R Reason
Location	66 BRANSTY ROAD, BRANSTY, WHITEHAVEN
Proposal	EXTENSION OF EXISTING GARAGE
Decision	Approve (commence within 3 years)
Decision Date	1 May 2014
Dispatch Date	2 May 2014
Parish	Whitehaven

Application Number	4/14/2068/OL1
Applicant	Mrs B Graham
Location	35 SCOTCH STREET, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR REPLACEMENT GAS BOILER
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	14 April 2014
Dispatch Date	15 April 2014
Parish	Whitehaven

Application Number	4/14/2069/OF1
Applicant	National Trust
Location	HAIG COLLIERY MINING MUSEUM, SOLWAY ROAD, KELLS, WHITEHAVEN
Proposal	SITING OF TWO 20FT X 8FT STEEL FREIGHT CONTAINERS
Decision	Approve (commence within 3 years)
Decision Date	14 April 2014
Dispatch Date	15 April 2014
Parish	Whitehaven

Application Number	4/14/2071/OF1
Applicant	Miss A Hargreaves
Location	81 MAIN STREET, ST BEES

Proposal	EXTENSION AT FIRST FLOOR LEVEL; RE-ROOFING OF TILED ROOF WITH GREY SLATE ROOF; REPLACE ROOF LIGHT IN ATTIC WITH 2 DOUBLE GLAZED ROOF LIGHTS; NEW CENTRAL HEATING BOILER IN ATTIC WITH FLUE IN ROOF SPACE & RESTORATION OF FIREPLACES
Decision	Approve (commence within 3 years)
Decision Date	10 April 2014
Dispatch Date	14 April 2014
Parish	St. Bees

Application Number	4/14/2072/0L1
Applicant	Miss A Hargreaves
Location	81 MAIN STREET, ST BEES
Proposal	LISTED BUILDING CONSENT FOR EXTENSION AT FIRST FLOOR LEVEL; RE-ROOFING OF TILED ROOF WITH GREY SLATE ROOF; REPLACE ROOF LIGHT IN ATTIC WITH 2 DOUBLE GLAZED ROOF LIGHTS; NEW CENTRAL HEATING BOILER IN ATTIC WITH FLUE IN ROOF SPACE & RESTORATION OF FIREPLACES
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	10 April 2014
Dispatch Date	14 April 2014
Parish	St. Bees

Application Number	4/14/2073/0F1
Applicant	Mr S Evans
Location	SITE OF FORMER CHURCH, PRESTON STREET, WHITEHAVEN
Proposal	CHANGE OF USE FROM WASTE LAND TO SECOND HAND CAR LOT
Decision	Approve
Decision Date	16 April 2014
Dispatch Date	17 April 2014
Parish	Whitehaven

Application Number	4/14/2074/0R1
Applicant	High Grange Developments Ltd
Location	LAND OFF HOPEDENE, MILL HILL, CLEATOR MOOR
Proposal	REVISED DWELLING TYPES ON PLOTS 9 TO 11 RELATIVE TO RESERVED MATTERS APPROVAL REF: 4/13/2338/0R1
Decision	Approve Reserved Matters
Decision Date	15 April 2014
Dispatch Date	15 April 2014
Parish	Cleator Moor

Application Number	4/14/2075/0F1
Applicant	Ms M McClure
Location	34 MAIN STREET, FRIZINGTON
Proposal	CHANGE OF USE FROM GARAGE TO DOG GROOMING BUSINESS (RENEWAL OF APP. NO. 4/13/2015/0F1)
Decision	Approve
Decision Date	8 April 2014
Dispatch Date	14 April 2014
Parish	Arlecdon and Frizington

Application Number	4/14/2076/OF1
Applicant	Mr O'Neil
Location	2 CASTLE COTTAGES, MILLOM
Proposal	SUNROOM EXTENSION TO REAR OF PROPERTY (RETROSPECTIVE)
Decision	Approve (commence within 3 years)
Decision Date	4 April 2014
Dispatch Date	14 April 2014
Parish	Millom Without

Application Number	4/14/2077/OF1
Applicant	Mr B Tomlinson
Location	DERELICT WAREHOUSE, RICHMOND TERRACE, WHITEHAVEN
Proposal	CHANGE OF USE FROM DERELICT WAREHOUSE TO 2 NO. RESIDENTIAL UNITS
Decision	Approve (commence within 3 years)
Decision Date	15 April 2014
Dispatch Date	17 April 2014
Parish	Whitehaven

Application Number	4/14/2081/OF1
Applicant	Mr and Mrs W Jackson
Location	CRANFIELD, MAIN STREET, FRIZINGTON
Proposal	REMOVAL OF SECTIONAL GARAGE AND ERECTION OF NEW GARAGE
Decision	Approve (commence within 3 years)
Decision Date	8 April 2014
Dispatch Date	14 April 2014
Parish	Arlecdon and Frizington

Application Number	4/14/2083/OA1
Applicant	Story Homes
Location	ST BEES ROAD/WILSON PIT ROAD, WHITEHAVEN
Proposal	SITING OF 6 NO. ADVERTISEMENT BOARDS AND 8 NO. ALUMINIUM POLES WITH FLAGS
Decision	Approve Advertisement Consent
Decision Date	22 April 2014
Dispatch Date	23 April 2014
Parish	Whitehaven

Application Number	4/14/2084/OF1
Applicant	Mr P Hawkrigg
Location	1 BECKSIDE, WHITEHAVEN
Proposal	TWO STOREY SIDE EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	22 April 2014
Dispatch Date	24 April 2014
Parish	Whitehaven

Application Number	4/14/2089/OF1
Applicant	Mr A Sim
Location	59 SANTON WAY, SEASCALE
Proposal	ERECTION OF DETACHED GARAGE TO REAR
Decision	Approve (commence within 3 years)

Decision Date	1 May 2014
Dispatch Date	2 May 2014
Parish	Seascale

Application Number	4/14/2093/001
Applicant	Mr I Todd
Location	PLOT OF LAND ON MEADOW ROAD (FORMERLY RUBY'S BAR), MIREHOUSE, WHITEHAVEN
Proposal	OUTLINE APPLICATION FOR FOUR INDIVIDUAL RESIDENTIAL BUILDING PLOTS
Decision	Approve in Outline
Decision Date	1 May 2014
Dispatch Date	1 May 2014
Parish	Whitehaven

Application Number	4/14/2094/0F1
Applicant	Mr I McIntyre
Location	COTE CLOSE FARM, EGREMONT
Proposal	ERECTION OF TWO STABLES WITH STORAGE BUILDINGS AND NEWLY CONSTRUCTED MENAGE
Decision	Approve (commence within 3 years)
Decision Date	2 May 2014
Dispatch Date	2 May 2014
Parish	Egremont

Application Number	4/14/2098/HPAE
Applicant	Mr P Redshaw
Location	9 RICHMOND GARDENS, HAVERIGG, MILLOM
Proposal	DEMOLISH EXISTING CONSERVATORY AND ERECT SUNROOM EXTENSION
Decision	Permitted Development
Decision Date	16 April 2014
Dispatch Date	16 April 2014
Parish	Millom

Application Number	4/14/2099/0F1
Applicant	Mr A J Jackson
Location	91A MARKET STREET, MILLOM
Proposal	UNRESTRICTED RESIDENTIAL USE OF EXISTING 3 BEDROOM DWELLING AND USE OF ADJOINING JOINERY WORKSHOP AS DOMESTIC STORE/GARAGE
Decision	Approve
Decision Date	23 April 2014
Dispatch Date	24 April 2014
Parish	Millom

Application Number	4/14/2100/0F1
Applicant	Mrs M Sloan
Location	9 CROSSGATES, LAMPLUGH
Proposal	REVERSION TO TWO TERRACED COTTAGES FROM A SINGLE DWELLING
Decision	Approve (commence within 3 years)
Decision Date	10 April 2014
Dispatch Date	15 April 2014
Parish	Lamplugh

Application Number	4/14/2104/HPAE
Applicant	Mr B Shutt
Location	5 THE LIMES, ORGILL, EGREMONT
Proposal	PRIOR NOTIFICATION FOR REAR CONSERVATORY
Decision	Permitted Development
Decision Date	16 April 2014
Dispatch Date	16 April 2014
Parish	Egremont

Application Number	4/14/2106/OF1
Applicant	Mr and Mrs R Johnston
Location	2 CHRYSLER GROVE, CLEATOR MOOR
Proposal	REMOVE STORE, ERECT SINGLE STOREY SIDE EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	10 April 2014
Dispatch Date	14 April 2014
Parish	Cleator Moor

Application Number	4/14/2107/TPO
Applicant	Mr G Myers
Location	1 MANOR GARDENS, WHITEHAVEN
Proposal	REMOVAL OF AN ASH TREE PROTECTED BY A TREE PRESERVATION ORDER
Decision	TREE PRESERVATION APPROVE
Decision Date	17 April 2014
Dispatch Date	22 April 2014
Parish	Whitehaven

Application Number	4/14/2109/HPAE
Applicant	Mr A Huddart
Location	19 GILLFOOT ROAD, EGREMONT
Proposal	PRIOR NOTIFICATION FOR A SINGLE STOREY REAR EXTENSION
Decision	Permitted Development
Decision Date	16 April 2014
Dispatch Date	16 April 2014
Parish	Egremont

Application Number	4/14/2110/HPAE
Applicant	Mr and Mrs Sharples
Location	23 HERDUS ROAD, MIREHOUSE, WHITEHAVEN
Proposal	PRIOR NOTIFICATION FOR REAR CONSERVATORY
Decision	Permitted Development
Decision Date	14 April 2014
Dispatch Date	14 April 2014
Parish	Whitehaven

Application Number	4/14/2111/HPAE
Applicant	Mr and Mrs McCarthy
Location	53 BORROWDALE ROAD, MIREHOUSE, WHITEHAVEN
Proposal	PRIOR NOTIFICATION FOR A SINGLE STOREY REAR EXTENSION TO PROVIDE A SHOWER ROOM
Decision	Permitted Development
Decision Date	14 April 2014
Dispatch Date	14 April 2014

Parish	Whitehaven
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Application Number	4/14/2116/OF1
Applicant	Cumbria Kart Racing Club Ltd
Location	KART TRACK AND PREMISES, KELTON HEAD QUARRY, LAMPLUGH
Proposal	COVER/CANOPY OVER DUMMY GRID (RETROSPECTIVE); ERECTION OF A BUILDING FOR KART AND EQUIPMENT STORAGE
Decision	Approve
Decision Date	1 May 2014
Dispatch Date	2 May 2014
Parish	Lamplugh

Application Number	4/14/2120/OF1
Applicant	Mr M Dawson
Location	45 HIGH STREET, CLEATOR MOOR
Proposal	INTERNAL ALTERATIONS TO CONVERT INTO 2 NO. SELF-CONTAINED FLATS
Decision	Approve (commence within 3 years)
Decision Date	1 May 2014
Dispatch Date	2 May 2014
Parish	Cleator Moor

Application Number	4/14/2121/OF1
Applicant	Miss M Paton & Mr J Tomlinson
Location	PLOT 16, FORMER WHITE SCHOOL, KELLS, WHITEHAVEN
Proposal	ERECTION OF A DWELLING
Decision	Approve (commence within 3 years)
Decision Date	24 April 2014
Dispatch Date	1 May 2014
Parish	Whitehaven

Application Number	4/14/2122/TPO
Applicant	Mr R Webb
Location	REAR OF SYCAMORE COTTAGE, 5A INKERMANN TERRACE, WHITEHAVEN
Proposal	FELLING OF SYCAMORE TREE SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	7 May 2014
Dispatch Date	7 May 2014
Parish	Whitehaven

Application Number	4/14/2135/OF1
Applicant	Story Homes Limited
Location	WILSON PIT ROAD, WOODHOUSE, WHITEHAVEN
Proposal	SUB-STATION AND GAS GOVERNOR ON LAND SUBJECT TO PLANNING APPROVAL 4/13/2235/001
Decision	Approve (commence within 3 years)
Decision Date	30 April 2014
Dispatch Date	1 May 2014
Parish	Whitehaven

Application Number	4/14/2136/ON1
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Applicant	Mr T Kenmare
Location	MERLEWOOD, HIGH WATH, CLEATOR
Proposal	AGRICULTURAL BUILDING FOR STORAGE OF AGRICULTURAL FOODSTUFFS AND HAY (NOTICE OF INTENTION)
Decision	Approve Notice of Intention
Decision Date	29 April 2014
Dispatch Date	29 April 2014
Parish	Cleator Moor

Application Number	4/14/2143/OF1
Applicant	Mr L Carr
Location	GARAGE SITE, LAND TO REAR OF INKERMANN TERRACE, WHITEHAVEN
Proposal	DETACHED GARAGE
Decision	Approve (commence within 3 years)
Decision Date	6 May 2014
Dispatch Date	7 May 2014
Parish	Whitehaven

Application Number	4/14/2149/OF1
Applicant	St Josephs Catholic Primary School
Location	ST JOSEPHS RC SCHOOL, YEATHOUSE ROAD, FRIZINGTON
Proposal	PARTIAL INFILL EXTENSION AND NEW CANOPY TO COURTYARD
Decision	Approve (commence within 3 years)
Decision Date	6 May 2014
Dispatch Date	7 May 2014
Parish	Arlecdon and Frizington