

PLANNING PANEL- 22 JUNE 2011

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STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

ITEM NO: 1.

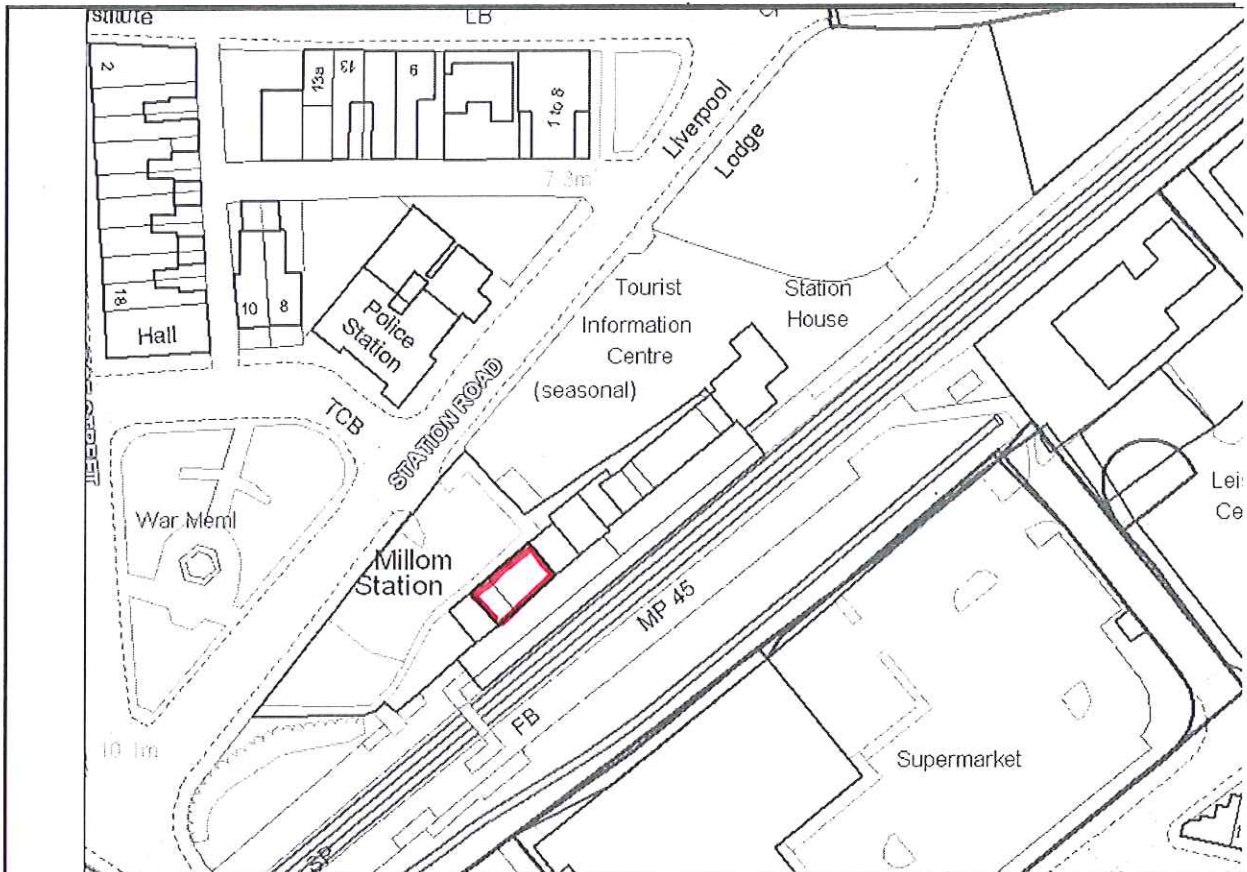


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 22/06/2011

Application Number:	4/11/2154/0F1
Application Type:	Full : CBC
Applicant:	Mr Mohammed Ahmed
Application Address:	MILLOM STATION, STATION ROAD, MILLOM
Proposal	CHANGE OF USE TO HOT FOOD TAKEAWAY (RETROSPECTIVE)
Parish:	Millom
Recommendation Summary:	Refuse



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PROPOSAL

This application relates to a unit within the Railway Station Building in Millom.

Planning permission is sought, in retrospect, for a change of use to a hot food takeaway. The premises, situated at the southwestern end of the building had previously been used as a cafe/bistro.

The station building is also home to Millom Tourist Information Centre and Millom Folk Museum.

No external alterations are proposed as part of the scheme, other than the erection of a small sign, which is already in place. Access will remain as existing, through the main front entrance, adjacent to the station car park.

It is proposed to open between the hours of 17.00 and 23.00 every day except on Tuesdays, when the take away will be closed.

In terms of employment, the take away employees 4 full time staff.

Other than a copy of an invoice for a plate mounted fan, no details of the existing or proposed ventilation/extraction system have been submitted despite being requested on several occasions.

CONSULTATION RESPONSES

Environmental Health – the Councils' Environmental Health Team have raised concerns given that there is insufficient information relating to odour abatement and noise issues. They confirm that at present the ventilation system is not adequate.

Millom Town Council - no representations have been received.

Highways Control Officer – no representations have been received.

South Copeland Disability Forum – no objections.

Seven letters have been received in opposition to the application, one from a local restaurant owner, one from a local farmer and the others from unknown parties. The grounds for objection can be summarised as follows:-

1. There is already an Italian restaurant & takeaway, two pizza kebab shops, a Thai takeaway, indian restaurant and takeaway, fish & chip shop, chinese

takeaway and coffee bars within Millom. There is no need for another takeaway

2. Litter - there is no dustbin facility inside and there are already food containers on the train station.
3. Smell - there is a very bad curry smell which is not nice for people using the train station.
4. The cooking facilities i.e. cooker canopy do not comply with British Standards. Things should be done to the rules and regulations.

Whilst the issues relating to smell and litter are material planning considerations, those relating to competition are not.

PLANNING POLICY

The premises are situated within the development boundary for Millom and within the Conservation Area. As such Policies TCN 7 and ENV 26 of the adopted Copeland Local Plan 2001-2016 are considered of particular relevance to the determination of this application.

Policy TCN 7 states:-

"Proposals for food and drink uses in shopping areas will be permitted subject to the requirements of TCN 4 and other plan policies with particular attention to:-

1. The likely impact on the character and amenity of the general area and on nearby residential properties as a result of noise, disturbance, litter, smell, sewer discharge or visual intrusion
2. Restrictions on late night opening where late night activity associated with the proposed use would be harmful to the general character and amenity of the area

3. Any venting of the premises not causing undue nuisance to adjoining occupiers.”.

Policy ENV 26 requires development within Conservation Areas to preserve or enhance the character and appearance of the Area.

ASSESSMENT

In land use terms, the use of these premises as a hot food takeaway is considered acceptable. The majority of existing food and drink uses are concentrated around the Market Square area and, as such, the proposal would not lead to an over concentration of takeaways in this part of the town.

Likewise, the proposed opening hours are considered to be acceptable and would be consistent with those permitted at other hot food takeaways within the centre of Millom.

Notwithstanding the above, in order to comply with Policies of the Local Plan and in particular criteria 1 and 3 of Policy TCN 7 it must be demonstrated that a suitable extraction/ventilation system can be installed to control odours and prevent any demonstrable harm or nuisance being caused.

The applicant has failed to demonstrate that they can secure satisfactory ventilation/extraction of the premises

Having failed to demonstrate that appropriate ventilation/ extraction of the premises can be secured, it is considered that the hot food takeaway, as operating, is having an adverse impact on the amenity of the general area and is causing undue nuisance at variance with Policy TCN 7.

On this basis, there is, reluctantly, no option but to recommend that planning permission be refused and enforcement action sanctioned to secure the closure of the unauthorised use. The preferred option, of course, would be for the applicants

to comply with the requirements relating to ventilation/fume extraction of the premises and to reapply for planning permission accordingly.

Recommendation:-

Refuse

Reason for Decision

The hot food takeaway, as operating, represents an inappropriate form of development, giving rise to significant adverse affects on the amenity of the general area in terms of smell and general disturbance arising from the absence of a suitable ventilation/extraction system, contrary to Policy TCN 7 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 2.

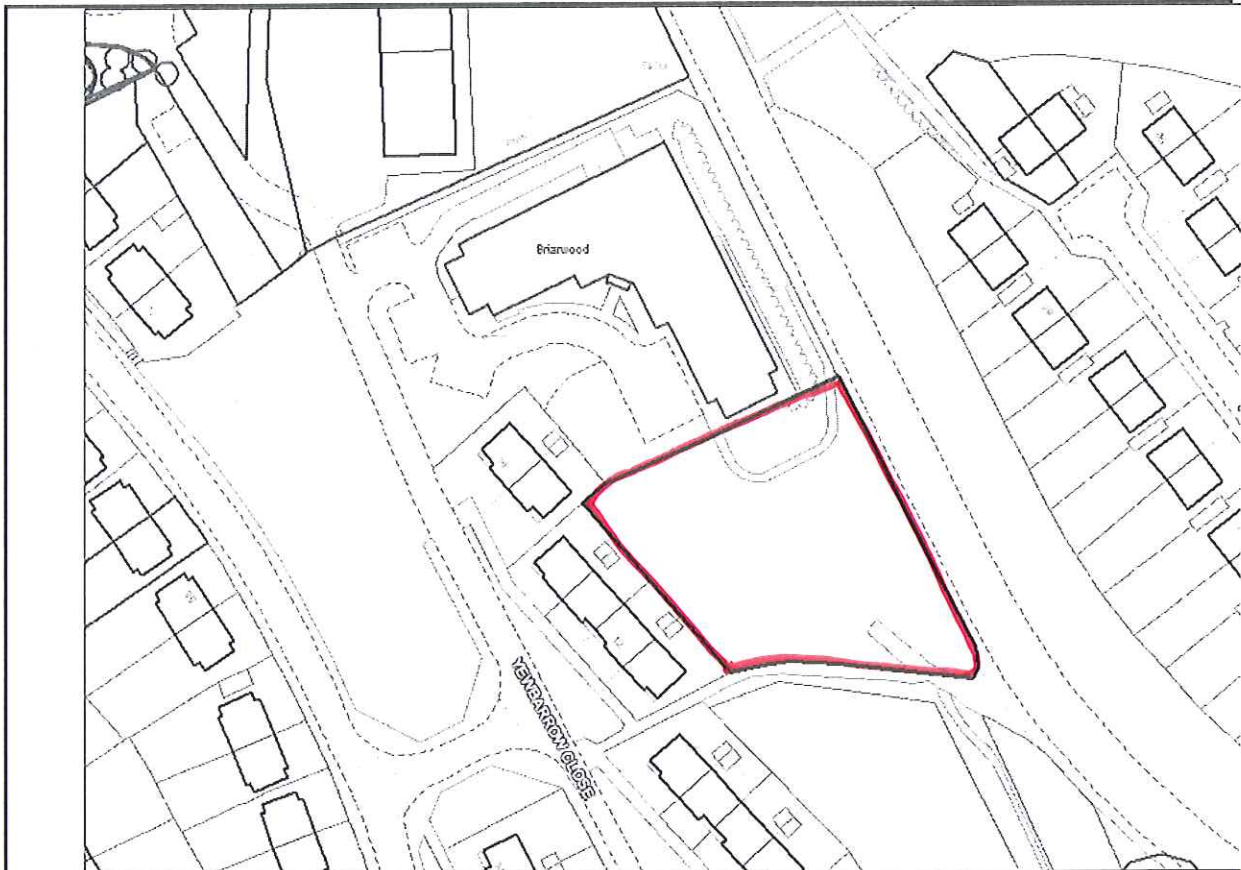


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 22/06/2011

Application Number:	4/11/2184/001
Application Type:	Outline : CBC
Applicant:	Mr David Ditchburn
Application Address:	BRIARWOOD NURSING HOME, YEWBARROW CLOSE, MIREHOUSE, WHITEHAVEN
Proposal	OUTLINE APPLICATION FOR EXTENSION TO PROVIDE ADDITIONAL FACILITIES TO EXISTING CARE HOME
Parish:	Whitehaven
Recommendation Summary:	Approve in Outline



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INTRODUCTION

This application relates to an existing 30 bedroomed detached nursing home which is set within its own grounds and which lies at the head of Yewbarrow Close. Outline planning permission was originally granted for the erection of the nursing home on this site in 1989 under reference 4/89/1088/0. A subsequent application for the Approval of Reserved Matters was approved in 1990.

PROPOSAL

Outline planning permission is now sought for an extension to the existing nursing home to provide additional bed space and also to improve facilities in order to achieve the required standard set by new legislation.

The proposed extension is to be erected on the open area of ground immediately to the south of the existing building which is currently occupied by a number of mature trees. Although only in outline form the application is accompanied by an illustrative layout plan which shows the erection of a large 25 bed extension. It is proposed that the height and massing of the extension would replicate that of the existing building.

The existing access into the site off Yewbarrow Close will remain unaltered as part of this proposal. No additional parking facilities have been shown on the submitted layout plan to serve the extension.

CONSULTATION RESPONSES

Highways Control Officer

No details of onsite parking have been provided for this development. The applicant should be requested to supply further details of the existing and proposed onsite parking arrangements.

Landscape Officer

The applicant should carry out a full tree survey which will determine if the existing trees are healthy and worthy of retention. A comprehensive landscaping scheme should also be sought to offset any tree removal and this should be accompanied by an appropriate maintenance specification.

PLANNING POLICY

The adopted Copeland Local Plan 2001-2016 seeks to achieve sustainable forms of development. Policy DEV 2 designates Whitehaven as being the key service centre where development should be focussed. Policy DEV 4 identifies a development boundary around Whitehaven which indicates a physical limit to development appropriate for this settlement.

Policy DEV 6 of the Local Plan encourages sustainable design.

Policy HSG 18 permits extensions to existing residential institution buildings provided they are of a scale, design and material which retains the character of the existing building and are compatible with its surroundings, do not create amenity problems for adjoining neighbours and there is adequate off street parking to serve the building.

ASSESSMENT

The scale of development illustrated on the submitted plan would cover the majority of the open area of the site which adjoins the existing nursing home and would result in the loss of a number of mature trees. An extension of this scale would be excessive and would result in very little open space being available for use by residents. It would also limit the opportunity to provide any additional car parking within the site which is likely to be required to accommodate the increased number of staff and visitors that would result from this proposal.

Notwithstanding this there is considered to be scope to add a smaller extension to the nursing home in this part of the site. A reduced scale of extension would enable some of the mature trees to be retained on the site and also allows sufficient open amenity space for residents. Additional car parking would also be possible. On this basis no objections are raised in principle to the extension of the nursing home. A suitably worded condition can be attached to any outline planning permission to ensure that the siting, scale and design of any extension are reserved for future approval.

Recommendation:-

Approve outline permission subject to:-

Conditions

1. Notwithstanding the details illustrated on the submitted layout plan the layout, scale, appearance, means of access thereto and landscaping shall be as may be approved by the Local Planning Authority.

Reason

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

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

Reason

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

3. No works or development shall take place until a scheme in accordance with BS 5837 : 2005 for the management of existing trees on the site and for their protection during construction as well as for replacement tree planting, including species and sizes with a proposed timetable for planting and a maintenance regime, has been submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be carried out in accordance with the approved details and timetable.

Reason

To adequately protect the existing trees on the site and strengthen and also to improve the existing landscaping in the interests of visual amenity.

INFORMATIVE

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

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

Reason for Decision

An extension to the existing nursing home is acceptable in principle on this site in accordance with Policies DEV 2, DEV 4 and HSG 18 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 3.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 22/06/2011

Application Number:	4/11/2220/0F1
Application Type:	Full : CBC
Applicant:	Story Homes
Application Address:	LAND ADJACENT TO HIGH ROAD/WINDERMERE ROAD, WHITEHAVEN
Proposal	PLOT SUBSTITUTION FOR PREVIOUSLY APPROVED APP. NO. 4/09/2508 AFFECTING PLOTS 11-13 (INC), 34-39 (INC) & 56-63 (INC) RESULTING IN A TOTAL OF 55 UNITS
Parish:	Whitehaven
Recommendation Summary:	Approve (commence within 3 years)



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PROPOSAL

This application relates to two of the former car parking areas that were previously associated with the Rhodia site on High Road adjacent to the Woodhouse estate. Planning permission was granted for the redevelopment of the site to provide 64 new residential properties in February 2010 under reference 4/09/2508/0.

The majority of the dwellings that front onto High Road have been constructed and several are now occupied. Planning permission is now sought for a revised layout for the rear portion of the site which will result in a reduction in the total number of houses on the overall site from 64 down to 55. The applicant has confirmed that the revisions proposed have resulted from customer demand for larger properties rather than the smaller units originally proposed.

All the house types proposed have been previously approved elsewhere on the site. Details relating to access and utilities remains unaltered from the previously approved scheme.

CONSULTATION RESPONSES

Highways Control Officer

No objections to the proposal from a highway point of view subject to the adherence with the conditions set for the original planning permission.

Flood and Coastal Defence Engineer

My only comment is that if the changes result in a greater impermeable area, then additional attenuation may be required to restrict discharge rates to that previously approved by United Utilities. Realistically I do not expect the changes to make any significant difference.

Environment Agency

No comments to make on this proposal.

United Utilities

No objection

PLANNING POLICY

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

Policy DEV 6 of the Local Plan encourages sustainable design.

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

ASSESSMENT

The construction of open market housing within Woodhouse has been supported in the past as a means of introducing a wider tenure choice to aid the regeneration of the estate.

This proposal will add more semi and detached dwellings onto the site. Although the proposed reduction in the number of dwellings will result in an overall loss of 9 dwellings compared to the originally approved scheme, the density of development across the whole site at 28 units per hectare will still remain consistent with the targets set out in the adopted Copeland Local Plan 2001-2016.

The reduction in number of dwellings will result in an improvement in the overall layout for the site and the house types and materials will be consistent with the details previously approved.

Recommendation:-

Approve subject to

Conditions

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

Reason

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

2. In carrying out the development the requirements of the conditions attached to the previous planning approval reference 4/09/2508/0F1 shall be complied with in accordance with the timescales set out in that planning permission.

Reason

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

INFORMATIVES

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

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

2. Several public sewers cross the site and United Utilities will not permit building over them. An access strip of 6 metres in width, 3 metres either side of the centre line of the sewer shall be provided for maintenance purposes in accordance with the minimum distances specified in the current issue of "Sewers for Adoption". Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflows systems.
3. In accordance with PPS 25 surface water should not be allowed to discharge to foul/combined sewer. This prevents foul flooding and pollution of the environment.
4. Direct or indirect connection of highway, land drainage or subsoil drainage from the proposed development to the public wastewater network will not be permitted by United Utilities.

Reason for Decision

An acceptable housing scheme on this brown field site which lies within the designated development boundary of Whitehaven which will boost the housing regeneration scheme in the local area in accordance with Policies DEV 2, DEV 6, HSG 4, HSG 8 and HSG 12 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 4.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 22/06/2011

Application Number:	4/11/2223/0F1
Application Type:	Full : CBC
Applicant:	Mr S Hawthorne
Application Address:	23 VALE VIEW, LOWCA, WHITEHAVEN
Proposal	CHANGE OF USE OF PART OF DOMESTIC PROPERTY INTO DOG GROOMING AREA
Parish:	Lowca
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application relates to a change of use for part of a domestic property into a dog grooming area at 23 Vale View, Lowca, Whitehaven. The property is a two storey semi-detached dwelling within a residential area.

PROPOSAL

Planning permission is sought for a change of use to the single storey outbuilding to the north gable elevation of the property for the dog grooming use. The building is

3.7m x 1.8m in size with a mono pitch roof attached into the gable elevation of the dwelling. There is a distance of 1.8m to the property boundary with No 22 Vale View from the outbuilding. The external appearance of the outbuilding would remain unchanged.

The applicant has recently ceased his pet supplies business from Whitehaven town centre premises but wishes to maintain the dog grooming business as a source of employment. The dwelling is located within the Lowca settlement which is a Local centre as designated within the adopted Copeland Local Plan 2001 – 2016.

With regards to the proposed business, the applicant has confirmed that this would be on an appointment only basis which will be based on 2 hour time slots for each appointment. This would lead to a maximum of 4 customers per day. No retail sales will be undertaken from the property relating to dog food and accessories, as previously available in the applicant's shop.

CONSULTATION RESPONSES

Highways Control Officer

Has commented that the application should be refused due to a lack of on-site parking.

Environmental Health Officer

Do not object to the proposal, but comment that if it is to be approved then they recommend that conditions are attached relating to the hours of operation, a single dog on the property at any one time; no dogs to be accommodated overnight and the waste to be disposed of by a waste contractor.

Three letters of objection have been received from the occupants of neighbouring dwellings on Vale View. Their concerns are as follows:-

- The applicant has previously disposed of dog related waste inappropriately.

- The additional traffic created by the business will lead to parking problems in the area.
- The business will create a noise disturbance with dogs barking.

PLANNING POLICY

Policy HSG 25 of the adopted Copeland Local Plan 2001-2016 sets out the criteria against which such proposals should be assessed and states:-

“Proposals for non-residential development which cause undue disturbance and affect the character of existing residential areas will not be permitted unless:

1. There would be no significant loss of amenity to surrounding property
2. The proposed use is ancillary to the residential character of the area
3. The proposed use conforms with other policies or proposals in the plan.”

Policy EMP 5 is also relevant to the determination of the application and states:-

“Within the defined limits of the Key Service and Local Centres proposals for appropriately scaled employment development, redevelopment or building conversions will be permitted subject to compliance with other plan policies.”

ASSESSMENT

Whilst the property is located within a residential area, it is considered that there should be no significant loss of amenity to surrounding residents due to the small scale nature of the proposed business use.

Whilst the concerns of the objectors are noted, it is considered that the proposed business should have little impact on the existing living conditions of the surrounding residents. The minimal traffic implications of the proposal should not exacerbate any existing parking issues due to the daytime use when most residents themselves are at work.

The applicant has also now confirmed his agreement with the points listed above in the Environmental Health consultation response, which will be conditioned as part of any approval. This included the correct method of waste disposal relating to the dog grooming.

The above, of course, assumes that the business will be competently managed in accordance with the applicant's stated intentions. To ensure that the business does not significantly affect residential amenity to the area it is considered that the application should initially be approved on a temporary permission for a 12 month period to enable the matter to be reassessed in the future.

The application is therefore considered to accord with Policies EMP 5 and HSG 25 of the adopted Copeland Local Plan 2001 – 2016 regarding employment uses in local centres and residential areas respectively and is recommended for approval for an initial temporary period of 12 months.

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. This permission shall expire on 30 June 2012. The dog grooming business

shall cease trading from the property on or before this date unless the prior written approval of the Local Planning Authority has been obtained for its continuation.

Reason

The Local Planning Authority wish to review the business use after this limited period.

3. The use hereby permitted shall not be open to the public / customers outside the following times

- 0800hrs – 1800hrs Monday – Friday
- 0800hrs – 1300hrs Saturday
- No working on Sunday and Bank Holidays

Reason

To minimise potential disturbance to nearby residents and to safeguard the amenities of the locality.

4. The dog grooming use shall be managed in accordance with the conditions set out in the email from Environmental Health received by the Local Planning Authority on 02 June 2011 and agreed by the applicant in his email received by the Local Planning Authority on 08 June 2011. This relates to only one dog being groomed on the property at any one time and by pre arranged appointment only; no dogs are to be accommodated overnight and the associated waste shall be disposed of by collection.

Reason

To safeguard the amenity interests of neighbouring residents and for the avoidance of doubt.

Reason for Decision

Subject to review in 12 months, this is considered to represent an acceptable proposal for a small scale business use subservient to the primary residential use of this property in accordance with Policies HSG 25 and EMP5 of the adopted Copeland Local Plan 2001 – 2016.

ITEM NO: 5.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 22/06/2011

Application Number:	4/11/2243/0F1
Application Type:	Full : CBC
Applicant:	Mrs M Hopkins
Application Address:	INGLEWOOD GUEST HOUSE, 37 RHEDA PARK, FRIZINGTON
Proposal	CHANGE OF USE FROM A RESIDENTIAL PROPERTY TO PART RESIDENTIAL/PART GUEST HOUSE (RETROSPECTIVE)
Parish:	Arlecdon and Frizington
Recommendation Summary:	Site Visit



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INTRODUCTION

This application relates to a retrospective change of use from a residential property to part residential/part guest house at Inglewood, 37 Rheda Park, Frizington. The property is a two storey large detached dwelling within the residential area of Rheda Park. It was constructed in 1993 (4/93/0924/0 refers) and is surrounded on all sides by the curtilages of other residential dwellings.

PROPOSAL

Planning permission is sought for a retrospective change of use of the dwelling to part residential part guest house. The property has been used as part guest house since September 2010 as the applicant has stated that she was not aware that planning permission was required for the change. The property as existing has four bedrooms to the first floor, three of which are available as part of the guest house and the fourth bedroom is used by the applicant. The ground floor of the property consists of a living room, kitchen, dining room and utility room. There is no internal separation in the property between the guest house accommodation and the owner's private living space. The guest accommodation consists of a double bedroom, a twin bedroom and a single bedroom.

Externally the property has a parking area for approximately 6 cars and a large, detached double garage. The dwelling is accessed from a cul-de-sac area off the main private road through Rheda Park. This in turn connects onto the B5294 road to Frizington at the south end.

CONSULTATION RESPONSES

Highways Control Officer

A further response currently awaited on highways issues. The dwelling however does benefit from a large parking/turning area to the frontage.

Parish Council

The Arlecdon & Frizington Parish Council have requested that Members undertake a site visit to assess what impact the business will have on neighbouring properties with regard to parking noise etc.

Copeland Disability Forum

The Copeland Disability Forum note that the application is retrospective and therefore feel it is difficult to influence the development. However, the applicant should be encouraged to consider making the property as accessible as possible.

Two letters of objection have been received from the occupants of neighbouring dwellings on Rheda Park. Their concerns are as follows:-

- The use of the property as a guesthouse will decrease the values of the surrounding properties.
- Signage will eventually be required for the business.
- The additional traffic created on the private access road will adversely affect the living conditions.
- The private road is maintained by all of the residents and the additional traffic will cause additional maintenance costs.
- The business will create noise and privacy issues with the additional visitors to the property.

A letter has also been received from an adjoining resident who has no issues or concerns with respect to the proposed change.

In addition, the applicant has submitted a letter signed by the residents of 6 adjacent properties, stating that they are aware of and have no objections to the guest house.

PLANNING POLICY

Policy HSG 25 of the adopted Copeland Local Plan 2001-2016 sets out the criteria against which such proposals should be assessed and states:-

"Proposals for non-residential development which cause undue disturbance and affect the character of existing residential areas will not be permitted unless:

- a. There would be no significant loss of amenity to surrounding property
- b. The proposed use is ancillary to the residential character of the area
- c. The proposed use conforms with other policies or proposals in the plan."

Policy TSM 3 is also relevant to the determination of the application and states:-

“Proposals for new hotel accommodation will be assessed against the requirements of Plan policies, particularly Policy TCN 2 and the requirements of PPS 6. Proposals for guest house or bed and breakfast establishments will be permitted so long as the proposed development would not conflict with the sustainable design requirements set out in Policy DEV 6 and the site is within the settlement boundaries prescribed by Policy DEV 4. Proposals for extending existing serviced accommodation will be permitted so long as they do not conflict with Policy DEV 6 or other Plan policies and the site is well-related to the main transport networks.”

To fully assess the impact that the proposed development will have in this location and in accordance with the request from the Parish Council, it is recommended that Members undertake a site visit before reaching a decision on this application.

Recommendation:-

Site Visit

ITEM NO: 6.

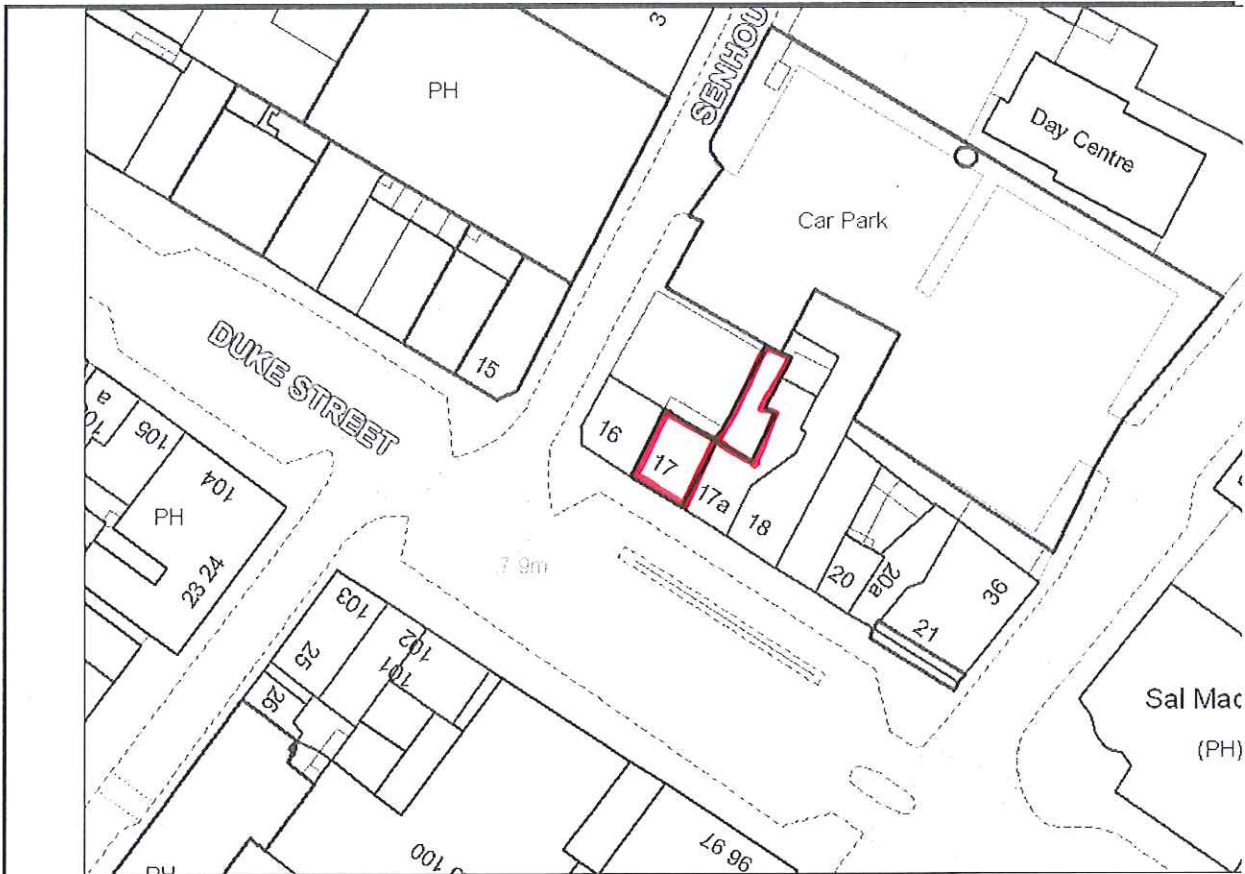


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 22/06/2011

Application Number:	4/11/2244/0F1
Application Type:	Full : CBC
Applicant:	Tigerline Investment Ltd
Application Address:	17 DUKE STREET, WHITEHAVEN
Proposal	CHANGE OF USE OF GROUND FLOOR TO HOT FOOD TAKEAWAY
Parish:	Whitehaven
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application relates to a vacant property on Duke Street which was formerly in use as a barbers shop. Planning permission was granted for the change of use of the premises to form a hot food takeaway in 2007 under reference 4/07/2648/0F1. This permission expired in 2010.

PROPOSAL

Planning permission is now sought to re establish the planning permission for the use for the ground floor of these premises as a hot food takeaway. Various internal alterations are proposed in order to create a food preparation area, kitchen and serving counter. Externally the only major change is the installation of a stack on the rear elevation of the property to facilitate the extraction of fumes from the kitchen area. It is also the applicants intention to redecorate the front elevation facing onto Duke Street to improve the appearance of the building.

It is proposed to open the takeaway everyday between the hours of 11 a.m. and 12.00 midnight.

CONSULTATION RESPONSES

Highways Control Officer

No objections to the proposed development as it does not affect the highway.

Copeland Disability Forum

It is not obvious from the submitted documents whether this take away will be accessible to all. We would request that, in line with the Equality Act and encompassing the Councils own Equality and Diversity Policy, the proposals should ensure that the premises is accessible for all.

Environmental Health Officer

All emissions from cooking processes must be extracted through a properly designed and constructed exhaust ventilation system which should discharge at a level at least 1 metres above eaves level.

Noise from the development including noise from the extraction equipment must not cause the existing background noise levels to be exceeded at any neighbouring noise sensitive locations.

Inadequate details have been provided in relation to washing facilities, layout or food safety equipment etc.

A letter of objection has been received from the owner of an adjoining property who expresses concerns about the potential impact of additional rubbish and fumes on residential amenity and also the proliferation of takeaways in this part of the town.

PLANNING POLICY

Policy TCN 10 of the adopted Copeland Local Plan 2001-2016 generally supports food and drink uses within the town centre. Policy TCN 7 sets out the criteria against which such proposals should be assessed and states:-

Proposals for food and drink uses in shopping areas will be permitted subject to the requirements of TCN 4 and other plan policies with particular attention to:

2. The likely impact on the character and amenity of the general area and on nearby residential properties as a result of noise, disturbance, litter, smell, sewer discharge or visual intrusion
3. Restriction on late night opening where late night activity associated with the proposed use would be harmful to the general character of the area
4. Any venting of the premises not causing undue nuisance to adjoining occupiers

ASSESSMENT

The original permission was determined in accordance with the adopted Copeland Local Plan 2001-2016. As there has been no material change in planning policy since 2007 the outcome of the planning application should be as previously determined unless there has been a material change in circumstances.

These premises fall within a commercial area which already contains a number of similar hot food takeaways. Although the proliferation of hot food takeaways within

certain parts of Whitehaven town centre is an issue of some concern the current application is considered to be consistent with Policy TCN 4 of the adopted Local Plan. The current policy which refers to hot food outlets is under review as part of the Local Development Framework process. This review will consider appropriate means of controlling the proliferation of hot food takeaways to avoid overconcentration of this type of use within the town centre.

Recommendation:-

Approve subject to:-

Conditions

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

Reason

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

2. The use hereby permitted shall not be open to the public / customers outside the following times :-

11.00 a.m. to 12.00 midnight.

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.

3. The use hereby permitted shall not commence until full details of the scheme for the extraction of cooking fumes and odours has been submitted to and approved in writing by the Local Planning Authority. The system shall be installed in accordance with the approved details before the use commences and shall remain operational thereafter.

Reason

To minimise the risk of nuisance from cooking odours and fumes to neighbouring properties.

4. Noise from the development, including noise from the extraction equipment required in condition 3 must not cause the existing background noise level, measured as the LA90 (10 minutes), to be exceeded at any neighbouring noise sensitive locations. Any tonal noise produced by the development would result in a 5dB addition to the particular noise level (Definition in Appendix E "Noise Procedure Specification, Publication 140", The Engineering and Materials User Association).

Reason

To minimise the risk of noise nuisance to neighbouring properties.

INFORMATIVES

1. With regards to condition 3 above, all emissions from cooking processes must be extracted through a properly designed and constructed exhaust ventilation system, adequately filtered and discharged vertically at sufficient height (at least 1 metre above eaves level) to prevent cooking odours being observed at any neighbouring properties.
2. With regards to condition 4 above, noise is measured 3.5 metres from any reflective surface, other than the ground, at a height of between 1.2 metres and 1.5 metres above ground level or, in the case of occupancies above ground floor level, at an open window.

Reason for Decision

An acceptable alternative use for these town centre premises in accordance with Policy TCN 7 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 7.

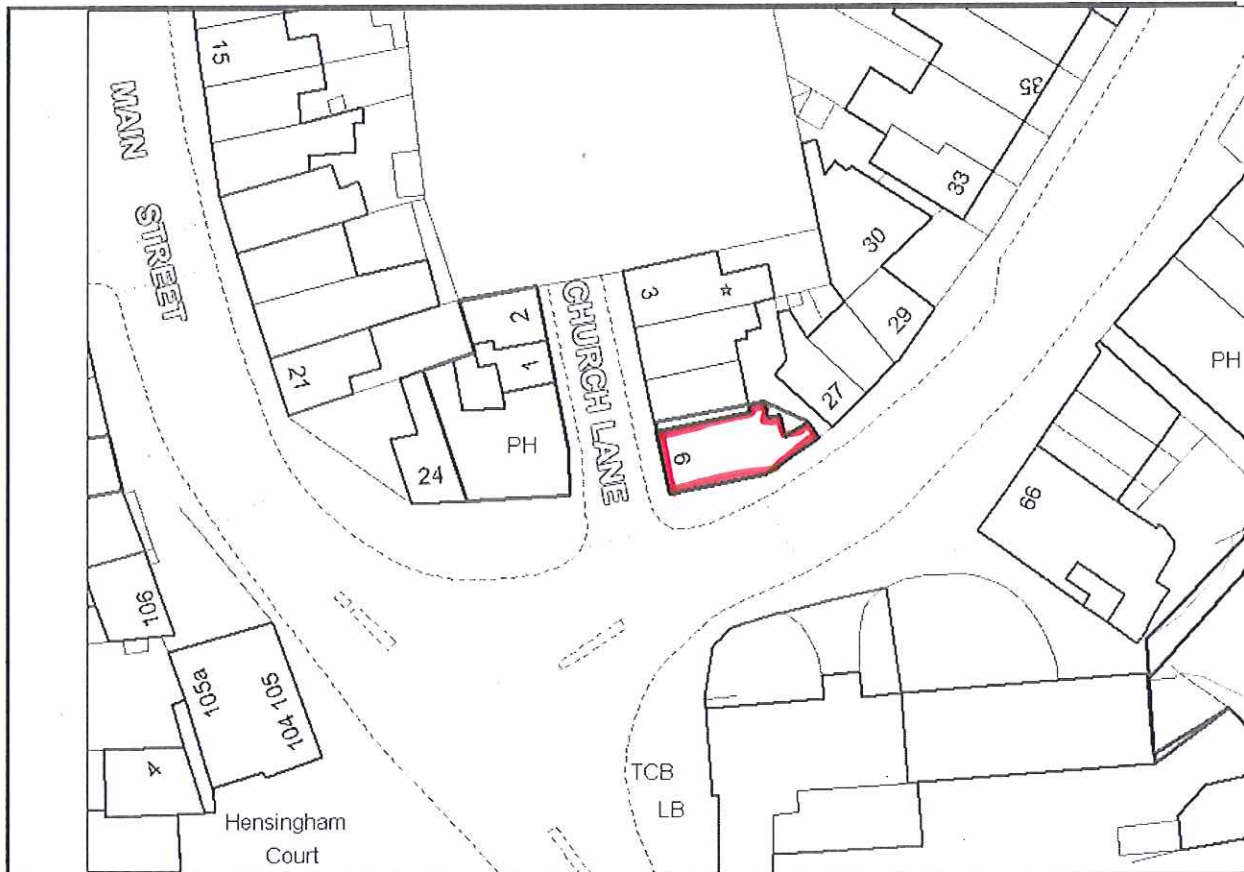


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 22/06/2011

Application Number:	4/11/2251/0F1
Application Type:	Full : CBC
Applicant:	Mr N Celik
Application Address:	6 CHURCH LANE, HENSINGHAM, WHITEHAVEN
Proposal	CHANGE OF USE OF FORMER BETTING SHOP TO HOT FOOD TAKEAWAY
Parish:	Whitehaven
Recommendation Summary:	Site Visit



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Planning permission is sought for change of use of former betting shop to hot food takeaway at 6 Church Lane, Hensingham, Whitehaven. Planning permission was previously granted in 2008 on the property for a change of use to a 2 bedroom dwelling (4/08/2172/0 refers).

The site is located within Hensingham which is a predominantly residential area to the southeast of Whitehaven Town Centre, but still within the settlement boundary. It is within the Hensingham Main Street Conservation Area. The property is situated centrally within Hensingham Square, which is located around a mini roundabout junction with roads leading to Whitehaven, Cleator Moor and Egremont.

The buildings in the locality surrounding the site are of mixed use. Aside from the residential properties, there is a fish & chip shop, two hairdressers, a beauty salon, 3

pubs, a newsagents and a betting shop directly opposite the property. The application site was the previous location for this business but has been vacant since the relocation to the building opposite in 2005 (4/04/2894/0 refers).

To the north of the site the building is at the end of a terrace of 4 properties, the other 3 of which are dwellings. On the opposite corner of Church Lane is the Kings Arms pub and to the east it adjoins a terraced dwelling on Hensingham Main Street. The fish & chips shop is a further two properties to the east.

Further information has been requested from the agent on the application as no details have been submitted regarding the proposed cooking fumes extraction system, internal layout, number of staff or opening times. No changes are apparently required to the exterior of the building.

To fully assess the impact that the proposed development will have in this location, it is recommended that Members undertake a site visit before reaching a decision on this application.

Recommendation:-

Site Visit

ITEM NO: 8.

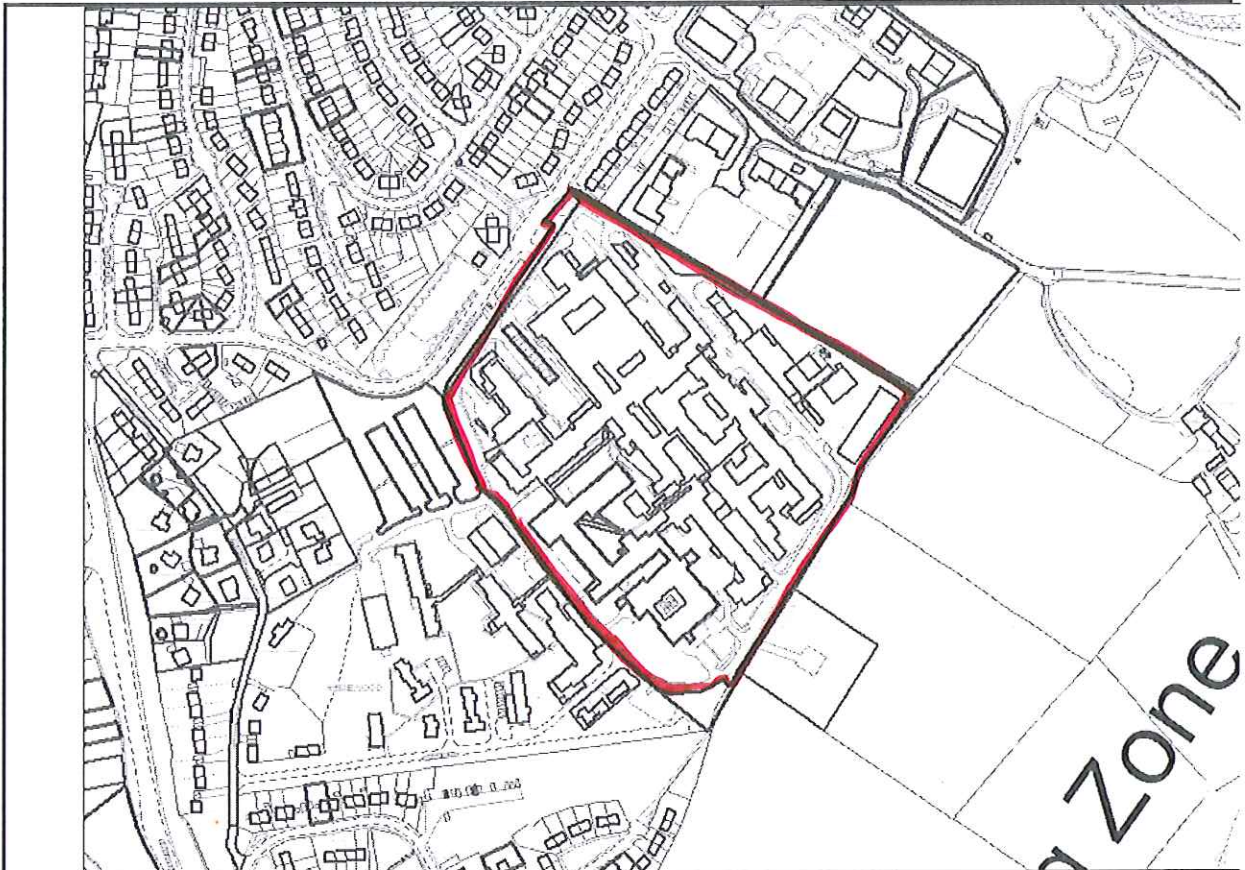


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 22/06/2011

Application Number:	4/11/2265/0F1
Application Type:	Full : CBC
Applicant:	North Cumbria University Hospitals NHS Trust
Application Address:	WEST CUMBERLAND HOSPITAL, HENSINGHAM, WHITEHAVEN
Proposal	REDEVELOPMENT OF EXISTING HOSPITAL COMPLEX INVOLVING PARTIAL DEMOLITION, REFURBISHMENT OF EXISTING BUILDINGS, ERECTION OF REPLACEMENT BUILDING AND THE PROVISION OF ADDITIONAL CAR PARKING AND ASSOCIATED LANDSCAPING (REVISED SCHEME FOR PLANNING PERMISSION 4/10/2086/0F1)
Parish:	Whitehaven
Recommendation Summary:	Site Visit



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This application relates to the West Cumberland Hospital which was built at Hensingham in 1961.

Planning permission was granted for the comprehensive redevelopment of the hospital in 2010 under reference 4/10/2068/0F1. This application is a revised submission for the redevelopment of the hospital. The main changes from the original proposal involve the removal of existing Block M whose functions are to be rehoused elsewhere within the hospital, a reduction in the length of Zone 4 and also changes to the external appearance of the new blocks which are necessary to accommodate the alterations to the internal layout of the new blocks. These changes have been necessary to ensure that the project fits within the reduced budget that is now available to carry out this development.

The comprehensive redevelopment of the hospital site is required in order to upgrade the facilities to a modern standard and to meet with current local and regional needs. The proposed development involves the demolition and replacement of some of the existing buildings with new build blocks. Blocks E, F, G and J which occupy the south western portion of the site are to be retained and refurbished as part of this proposal. The construction is planned to be on a phased basis, with a decanting process that will enable the hospital to remain functional throughout the reconstruction process.

The new proposals will occupy a smaller footprint than the existing buildings within the hospital complex. This will free up some space which is to be used to provide additional car parking and also allow an improvement to the configuration of the existing car parking arrangements.

The development will be served by a construction compound that is to be located on land to the north east of the hospital complex off Sneckyeat Road. This was granted planning permission in 2009.

The application is accompanied by the following information:-

- A design and access statement
- A flood risk assessment
- A phase 1 habitat and bat report
- A bat inspection survey for Block J
- A geo environmental desk study
- A transport assessment
- A travel plan

The application is presently the subject of extensive consultation.

As this is a major development proposal Members are recommended to carry out a site visit before the application is determined.

Recommendation:-

Site Visit

List of Delegated Decisions

Selection Criteria:

From Date: 18/05/2011

To Date: 13/06/2011

Printed Date: Monday, June 13, 2011

Printed Time: 8:19 AM

Application Number	4/11/2135/OF1
Applicant	M Ormond
Location	MEADOW VIEW, ROTHERSYKE, EGREMONT
Proposal	ALTERATIONS AND EXTENSIONS
Decision	Approve (commence within 3 years)
Decision Date	20 May 2011
Dispatch Date	20 May 2011
Parish	Lowside Quarter

Application Number	4/11/2140/OF1
Applicant	Mr A Cowan
Location	56 LOOP ROAD NORTH, WHITEHAVEN
Proposal	DEMOLITION OF EXISTING DETACHED GARAGE; PROPOSED SUNROOM, UTILITY TO REAR ELEVATION AND PROPOSED INTEGRAL GARAGE TO SIDE ELEVATION
Decision	Approve (commence within 3 years)
Decision Date	10 June 2011
Dispatch Date	10 June 2011
Parish	Whitehaven

Application Number	4/11/2141/OF1
Applicant	The Head and Governors
Location	ST MARYS RC PRIMARY SCHOOL, HIGH ROAD, KELLS, WHITEHAVEN
Proposal	ERECTION OF COMPUTER ROOM EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	20 May 2011
Dispatch Date	20 May 2011
Parish	Whitehaven

Application Number	4/11/2143/OF1
Applicant	Mr Phil Mitzman
Location	79A KING STREET, WHITEHAVEN
Proposal	REPLACE EXISTING ALUMINIUM SHOPFRONT FOR NEW SOFTWOOD DECORATED SHOPFRONT
Decision	Approve (commence within 3 years)
Decision Date	23 May 2011
Dispatch Date	23 May 2011
Parish	Whitehaven

Application Number	4/11/2145/OF1
Applicant	Mr T Parker
Location	22 VICTORIA ROAD, WHITEHAVEN
Proposal	TWO STOREY REAR EXTENSION AND SINGLE STOREY EXTENSION FOR SUNROOM (RE-SUBMISSION)
Decision	Approve (commence within 3 years)
Decision Date	23 May 2011
Dispatch Date	23 May 2011
Parish	Whitehaven

Application Number	4/11/2148/OF1
Applicant	Mr G Morton
Location	PLOT 20, FORMER WHITE SCHOOL SITE, KELLS, WHITEHAVEN, CUMBRIA.
Proposal	ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS
Decision	Approve (commence within 3 years)

Decision Date	25 May 2011
Dispatch Date	25 May 2011
Parish	Whitehaven

Application Number	4/11/2151/OL1
Applicant	S Proud
Location	15 FOXHOUSES ROAD, WHITEHAVEN
Proposal	FORMING EXTERNAL DOOR TO THE REAR AT MEZANINE LEVEL
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	23 May 2011
Dispatch Date	23 May 2011
Parish	Whitehaven

Application Number	4/11/2158/TPO
Applicant	Westhowe Investments Ltd
Location	LAND ADJACENT TO CROFT FOOT, SANDWITH, WHITEHAVEN
Proposal	LIMB REMOVAL OF TWO TREES SUBJECT TO A TREE PRESERVATION ORDER
Decision	TREE PRESERVATION APPROVE
Decision Date	19 May 2011
Dispatch Date	20 May 2011
Parish	Whitehaven

Application Number	4/11/2164/OF1
Applicant	D. F. Walker
Location	OXENRIGGS FARM, EGREMONT
Proposal	REVISED APPLICATION TO CONVERT PART BARN INTO A DWELLING
Decision	Approve (commence within 3 years)
Decision Date	26 May 2011
Dispatch Date	26 May 2011
Parish	Haile

Application Number	4/11/2165/OL1
Applicant	Whitehaven Community Trust
Location	MARKET HALL, MARKET PLACE, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR ERECTION OF SIGN
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	2 June 2011
Dispatch Date	3 June 2011
Parish	Whitehaven

Application Number	4/11/2166/OF1
Applicant	Whitehaven Community Trust Ltd
Location	14 CHURCH STREET, WHITEHAVEN
Proposal	CHANGE OF USE FROM TAPAS BAR INTO FOUR SELF CONTAINED APARTMENTS AND OFFICE FOR SUPPORT STAFF
Decision	Approve (commence within 3 years)
Decision Date	26 May 2011
Dispatch Date	26 May 2011
Parish	Whitehaven

Application Number	4/11/2167/OL1
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Applicant	Whitehaven Community Trust Ltd
Location	14 CHURCH STREET, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR ALTERATIONS TO FORM FOUR SELF CONTAINED APARTMENTS AND OFFICE FOR SUPPORT STAFF
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	26 May 2011
Dispatch Date	26 May 2011
Parish	Whitehaven

Application Number	4/11/2169/OF1
Applicant	Mr M Pearce
Location	26 LING ROAD, EGREMONT
Proposal	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	23 May 2011
Dispatch Date	23 May 2011
Parish	Egremont

Application Number	4/11/2170/OF1
Applicant	Mrs J Donaldson
Location	ST BEES COMMON, GREEN LONNING, ST BEES
Proposal	CONSTRUCTION OF HARD STANDING (RETROSPECTIVE)
Decision	Approve
Decision Date	26 May 2011
Dispatch Date	26 May 2011
Parish	St. Bees

Application Number	4/11/2171/OF1
Applicant	Mr T Crowe
Location	MARSTAN, 6 BELLE VUE CRESCENT, DISTINGTON
Proposal	DETACHED GARAGE
Decision	Approve (commence within 3 years)
Decision Date	20 May 2011
Dispatch Date	20 May 2011
Parish	Distington

Application Number	4/11/2173/OF1
Applicant	Mr Jason Ball
Location	34 JAMES STREET, WHITEHAVEN
Proposal	CHANGE OF USE FROM RETAIL TO TATTOO PARLOUR (RETROSPECTIVE)
Decision	Approve
Decision Date	20 May 2011
Dispatch Date	20 May 2011
Parish	Whitehaven

Application Number	4/11/2174/OF1
Applicant	Mr Dean Fearon
Location	BLUE MOUNTAINS, BIRKS ROAD, CLEATOR MOOR
Proposal	TWO STOREY EXTENSION TO FORM GRANNY ANNEX
Decision	Refuse
Decision Date	26 May 2011
Dispatch Date	26 May 2011
Parish	Cleator Moor

Application Number	4/11/2179/OF1
Applicant	CR McKinney
Location	4 CHURCHILL DRIVE, MORESBY PARKS, CA28 8UZ
Proposal	INSERTION OF FIRST FLOOR WINDOW IN SIDE GABLE
Decision	Approve (commence within 3 years)
Decision Date	23 May 2011
Dispatch Date	23 May 2011
Parish	Moresby

Application Number	4/11/2180/OF1
Applicant	N A Birkett
Location	5 TREE TOPS, BIGRIGG, EGREMONT
Proposal	EXTENSION AND ALTERATIONS TO FORM SELF CONTAINED ANNEX
Decision	Approve (commence within 3 years)
Decision Date	8 June 2011
Dispatch Date	8 June 2011
Parish	Egremont

Application Number	4/11/2182/OF1
Applicant	Mr C Moorhouse
Location	51 MAIN STREET, ST BEES
Proposal	REMOVAL AND RE-BUILDING TWO STOREY EXTENSION TO REAR - REVISED SCHEME
Decision	Approve (commence within 3 years)
Decision Date	8 June 2011
Dispatch Date	8 June 2011
Parish	St. Bees

Application Number	4/11/2187/OF1
Applicant	Mr J Malham
Location	ADJACENT TO VILLAGE HALL, THE GREEN, MILLOM.
Proposal	ERECTION OF GARAGE (TO BE USED AS STORE)
Decision	Approve (commence within 3 years)
Decision Date	26 May 2011
Dispatch Date	26 May 2011
Parish	Millom Without

Application Number	4/11/2188/OF1
Applicant	Mr Wayne Smith
Location	LONNING END, LOWCA, WHITEHAVEN, CUMBRIA
Proposal	STATIC CARAVAN FOR USE AS OFFICE (RETROSPECTIVE)
Decision	Refuse
Decision Date	26 May 2011
Dispatch Date	26 May 2011
Parish	Lowca

Application Number	4/11/2189/OF1
Applicant	Mr G Muncaster
Location	1 MILL COTTAGES, ENNERDALE MILL, EGREMONT
Proposal	EXTENSION TO EXISTING REAR DETACHED GARAGE
Decision	Approve (commence within 3 years)
Decision Date	23 May 2011
Dispatch Date	23 May 2011

Parish	Egremont
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Application Number	4/11/2190/TPO
Applicant	Mrs W Mellor
Location	CROSS HILL HOUSE, CROSS HILL, FINKLE STREET, ST BEES
Proposal	REMOVAL OF ONE EUCALYPTUS TREE SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	25 May 2011
Dispatch Date	26 May 2011
Parish	St. Bees

Application Number	4/11/2191/OL1
Applicant	Mr Ashaf Ali
Location	3 MARINE TERRACE, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR ERECTION OF GUTTERING TO FRONT OF PROPERTY (RETROSPECTIVE)
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	7 June 2011
Dispatch Date	7 June 2011
Parish	Whitehaven

Application Number	4/11/2193/OF1
Applicant	Mr Paul Faragher
Location	11 SNOWDON AVENUE, CLEATOR MOOR
Proposal	ERECTION OF DOUBLE STOREY EXTENSION TO REAR
Decision	Approve (commence within 3 years)
Decision Date	10 June 2011
Dispatch Date	10 June 2011
Parish	Cleator Moor

Application Number	4/11/2195/OF1
Applicant	Miss K Hodgson
Location	THREE TUNS, 34 MAIN STREET, CLEATOR
Proposal	CHANGE OF USE FROM PUBLIC HOUSE TO DWELLING HOUSE
Decision	Approve (commence within 3 years)
Decision Date	24 May 2011
Dispatch Date	24 May 2011
Parish	Cleator Moor

Application Number	4/11/2196/OF1
Applicant	Mrs C Furnhill
Location	212 HOLBORN HILL, MILLOM
Proposal	ERECT KITCHEN EXTENSION TO REAR ELEVATION
Decision	Approve (commence within 3 years)
Decision Date	7 June 2011
Dispatch Date	7 June 2011
Parish	Millom

Application Number	4/11/2197/OF1
Applicant	Mr K Vaughan
Location	171 HOLBORN HILL, MILLOM
Proposal	ERECT FLAT ROOF EXTENSION TO REAR ELEVATION
Decision	Approve (commence within 3 years)

Decision Date	7 June 2011
Dispatch Date	7 June 2011
Parish	Millom

Application Number	4/11/2200/OF1
Applicant	Mr M Telford
Location	6 PHEASANTS RISE, ROWRAH, FRIZINGTON
Proposal	SINGLE STOREY EXTENSION OF EXISTING CONSERVATORY
Decision	Approve (commence within 3 years)
Decision Date	26 May 2011
Dispatch Date	26 May 2011
Parish	Arlecdon and Frizington

Application Number	4/11/2202/ON1
Applicant	J Jackson and Son
Location	FRIZINGTON PARKS FARM, PARK STREET, FRIZINGTON
Proposal	NOTICE OF INTENTION FOR THE ERECTION OF AGRICULTURAL BUILDING FOR STORAGE OF FEED & MACHINERY
Decision	Approve Notice of Intention
Decision Date	25 May 2011
Dispatch Date	26 May 2011
Parish	Arlecdon and Frizington

Application Number	4/11/2203/OF1
Applicant	Mr K Joyce
Location	25 LOWTHER STREET, WHITEHAVEN
Proposal	CHANGE OF USE OF VACANT OFFICE ACCOMMODATION TO FORM 2 SELF-CONTAINED FLATS
Decision	Approve (commence within 3 years)
Decision Date	10 June 2011
Dispatch Date	10 June 2011
Parish	Whitehaven

Application Number	4/11/2204/OL1
Applicant	Mr K Joyce
Location	25 LOWTHER STREET, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR ALTERATIONS TO FORM TWO SELF CONTAINED FLATS & FORMATION OF DORMER WINDOW
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	10 June 2011
Dispatch Date	10 June 2011
Parish	Whitehaven

Application Number	4/11/2216/OB1
Applicant	Tesco Stores Limited
Location	LAND AT BRANSTY ROW/NORTH SHORE ROAD, WHITEHAVEN
Proposal	VARIATION OF CONDITIONS 11 & 12 OF PLANNING PERMISSION 4/10/2191 (REPLACE EXTANT PERMISSION 4/04/2634) FOR ERECTION OF FOOD STORE
Decision	Approve
Decision Date	6 June 2011
Dispatch Date	6 June 2011

Parish	Whitehaven
Application Number	4/11/2218/0B1
Applicant	Tesco Stores Limited
Location	LAND AT BRANSTY ROW, NORTH SHORE, WHITEHAVEN
Proposal	VARIATION OF CONDITIONS 5, 15, 19 & 20 OF PLANNING PERMISSION 4/10/2191 (REPLACE EXTANT PERMISSION 4/04/2634) FOR ERECTION OF FOOD STORE
Decision	Approve (commence within 3 years)
Decision Date	6 June 2011
Dispatch Date	6 June 2011
Parish	Whitehaven

Application Number	4/11/2221/TPO
Applicant	Mr D Williams
Location	THE BEECHES, HIGH HOUSE ROAD, ST BEES
Proposal	FELLING OF ONE BAY TREE SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	25 May 2011
Dispatch Date	26 May 2011
Parish	St. Bees

Application Number	4/11/2237/0F1
Applicant	Priestley Properties
Location	63 QUEEN STREET/15 NELSON STREET, MILLOM
Proposal	CONVERT SHOP AND FLAT INTO 3 HOUSES INCLUDING KITCHEN & BATHROOM EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	8 June 2011
Dispatch Date	8 June 2011
Parish	Millom