

PLANNING PANEL AGENDA – 23 APRIL 2014

<u>SCHEDULE OF APPLICATIONS</u>		PAGE
Item 1	4/14/2063/OF1 Two Bedroomed Bungalow Paddock adjacent to Beck Brow, Wilton, Egremont	1
Item 2	4/14/2099/OF1 Unrestricted Residential Use of Existing 3 Bedroomed Dwelling & Use of adjoining Joinery Workshop as Domestic Store/Garage 91A Market Street, Millom	10
Item 3	4/14/2103/OR1 Reserved Matters Application for Phase 3 (16 Dwellings), Associated Infrastructure & Landscaping Land off Hopedene, Mill Hill, Cleator Moor	17
Item 4	4/14/2124/OF1 Extra Care & Dementia Facility Comprising 56 Apartments & 4 Bungalows Land North of Coach Road, Whitehaven	25
<u>SCHEDULE OF DELEGATED DECISIONS</u>		32

ITEM NO: 1.

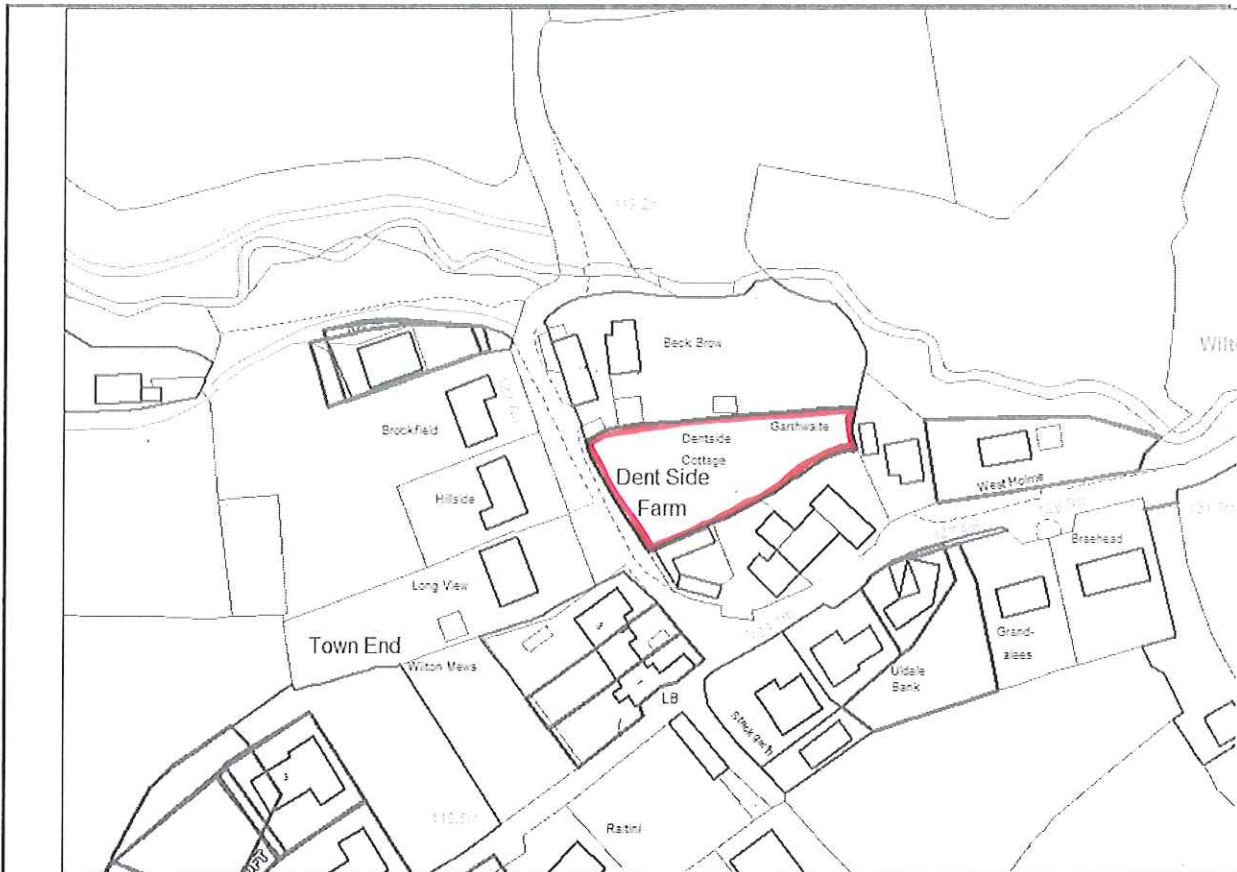


To: PLANNING PANEL

Development Control Section

Date of Meeting: 23/04/2014

Application Number:	4/14/2063/OF1
Application Type:	Full : CBC
Applicant:	Mr E Holmes
Application Address:	PADDOCK ADJACENT TO BECK BROW, WILTON, EGREMONT
Proposal	TWO BEDROOMED BUNGALOW
Parish:	Haile
Recommendation Summary:	Approve (commence within 3 years)



Crown Copyright. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Copeland Borough Council Licence No. 100019619 (2005).

Introduction

The application site relates to a small paddock adjoining former farm house, Beck Brow, within the existing built up area of the village of Wilton. It comprises some 0.15 ha in area and is relatively level rising slightly to the east. It is bounded to the west by an existing stone wall fronting onto a residential access road serving several other dwellings. To the north it adjoins the applicant's residence Beck Brow, and to the east and south it runs concurrently with several residential curtilages.

Proposal

Permission is sought for one detached two bedroom bungalow on local occupancy needs grounds with access directly off the adjacent residential access road, which is a shared private lane.

A supporting statement accompanies the application and puts forward the case that the applicant has lived in Wilton in the neighbouring property, Beck Brow, for some 42 years and now wishes to

down size on health grounds. At 83 years of age he wants to live as independently for as long as possible. The existing property he resides in is an 18th century 2 storey farm house and as a result now too large and difficult to maintain/ manage especially since he was widowed last year and is on his own. He suffers from health problems which limit his mobility and exercise tolerance, as confirmed by his doctor, and as a result needs a more accessible, smaller dwelling. Having failed to identify any existing suitable properties within the village he wishes to erect a purpose built single storey 2 bed detached bungalow in the small paddock next door. He does not wish to look outside the village as it would mean losing the neighbourly support he benefits from and he would be totally isolated.

In terms of detail the proposed dwelling would comprise a 2 bedroom detached timber frame bungalow under a pitched roof with an integral single garage. External materials to be used include concrete tiled roof and cream rendered walls. Foul drainage would be via a septic tank situated to the south west frontage of the site and surface water via a soakaway system. The bungalow would be sited centrally on the plot and well related to adjacent building lines with minimum separation distances achieved from neighbouring properties.

Consultations

Haile and Wilton Parish Council – comments awaited.

Highway Authority – no objection.

United Utilities – no objection.

Neighbours/Other

A letter of support has been received from a resident who lives directly opposite the site. He fully supports the application and wishes to point out the following:

- The site is a natural infill plot within the village located between two existing dwellings.
- Would have no significant impact on my view or detrimental in any other way.
- The applicant is now 83 and having recently lost his wife is living alone. He is increasingly frail health and his existing house is not suitable for him this is of concern to me and my neighbours. The proposed small modern bungalow would be much more suitable for his needs.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out planning guidelines at a national level. The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies a social role as one of the three dimensions to sustainable

development. It defines a social role as supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of the present and future generations.

Paragraph 54 encourages Local Planning Authorities to be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.

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

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

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

As regards design, paragraph 56 attaches great importance to the design of the built environment and acknowledges that good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 clarifies that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area.

Paragraph 60 recognises that it is appropriate to promote or reinforce local distinctiveness and 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 69 sets out that local planning authorities should promote healthy communities. This includes the provision of safe and accessible environments containing clear and legible routes and high quality public spaces.

The NPPF requires proposals to be determined in accordance with the development plan unless material considerations determine otherwise.

Copeland Local Plan 2013-2028

The Core Strategy and Development Management Policies DPD (Copeland Local Plan 2013-2028) was recently 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 Policies in the Core Strategy and Development Management Policies DPD are a material consideration when determining planning applications.

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

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.

Policy ST2 -sets out a spatial development strategy whereby development should be guided to the principle settlement and other centres and sustain rural services and facilities. However it does have an exception clause which permits housing outside defined settlement boundaries that meets proven specific and local needs.

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

Policy SS2 – Sustainable Housing Growth. Prioritises allocating housing sites in accessible locations, sets targets and aims to ensure the development of as much brownfield land as is feasible.

Policy SS3 – Housing Needs, Mix and Affordability. Criterion B of this cites that a rural exception site policy approach is operated outside the key service centres and local centres to provide affordable housing that meets an identified local need and will be secured to meet that need in perpetuity. Criterion A(iv) also advocates the need to ensure that special housing needs are met such as those for older people where there is a genuine and proven need and demand in a particular locality.

Paragraph 5.4.3 identifies that the Strategic Housing Market Assessment (SHMA)(2011) highlights a general lack of choice with the current housing stock and specifically a need for housing to accommodate an ageing population.

Paragraph 5.4.6 focuses on rural exceptions and implies that proposals for local needs/ affordable housing in villages to meet the needs of the local community will be considered favourably where:

- It is on a site within or immediately adjoining the village and is well related in terms of scale and character.
- Supported by evidence to show need in the local community or that an individual applicant has genuine local ties to the village and affordability needs.
- Subject to a planning obligation that requires occupation of the dwelling in perpetuity by households with these same local connections / affordability issues.

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 outline application:

Policy DM10 Achieving Quality of Place. Advocates a high standard of design and fostering of 'quality places' via set criteria which should apply to all new housing development.

Policy DM12 Standards for New Residential Developments. It sets out the detailed requirements for achieving standards of residential amenity.

The Strategic Housing Market Assessment (SHMA) (2011) identifies an affordable housing need for 1 unit per annum in Haile and Wilton parish.

Assessment

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

As highlighted within the supporting Planning Statement, it is clear that the applicant has strong ties to the village and community having lived in his current property for some 42 years and wishes to remain here whilst downsizing to a bungalow for medical reasons which is evidenced. There is an identified need for affordable homes in the parish and dwellings of this type and the proposal will ensure that he remains in the village. Any approval would be subject to a local occupancy clause to secure meeting the need in perpetuity as required by Local Plan policy this would require a future resident of the property for example to have been resident within local parishes for at least five years and/or have evidenced strong connections with the locality through previous residency or a close family association.

The site is well related to the physical form of Wilton, in effect it constitutes an 'infill plot' being within the built up area and flanked by existing houses. It also fronts directly onto an existing access lane. The detail of the application demonstrates that a new dwelling could be accommodated without compromising the amenities of existing neighbouring and adjacent residents.

The application is consistent with the aims of the NPPF which encourages Local Planning Authorities to be responsive to local circumstances especially where they will enhance and maintain the vitality of rural communities. It is also considered to be generally compliant with relevant Copeland Local Plan policies including ST2 and SS3 as regards meeting the rural exception criteria.

Overall the applicants case is considered to be worthy of support in terms of both national and local planning policies.

If Members agree the recommendation then it is appropriate to control the occupancy of the dwelling to reflect the local need by way of a S106 Agreement.

Recommendation:-

Approve subject to a S106 Agreement regarding local occupancy and the following conditions:

Conditions

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

Reason

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

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

Design & Access Statement, by Highfield Design Ltd, received 13 February 2014.

Pre-application Advice Letter from R Wilcock, dated 6 November 2013, received 13 February 2014.

Supporting Statement by applicant, received 13 February 2014.

Letter from Dr R Jakobson, Fellview Healthcare, dated 18 September 2013, received 13 February 2014.

Letter from E. Holmes, dated 8 October 2013, received 13 February 2014.

O.S. Location & Site Plan, drg Beckbrow/pl/03, scale 1:500 & 1:1250, received 13 February 2014.

Proposed Elevations, drg Beckbrow/pl/02, scale 1:100, received 13 February 2014.

Proposed Floor Plans, drg Beckbrow/pl/01, scale 1:50, received 13 February 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 and notwithstanding the submitted plans, full details including representative samples shall be submitted to and approved in writing by the Local Planning Authority.

Reason

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

4. Before development commences full details of the surface water drainage scheme, including attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure a satisfactory scheme of surface water disposal from the site.

5. No development shall commence until full details of the access and parking / turning arrangements including visibility splays, construction, surfacing and drainage, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the dwelling is occupied and shall be retained thereafter.

Reason

In the interests of highway safety.

6. No development shall commence until full details of the boundary treatments are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the dwelling is occupied and so maintained thereafter.

Reason

To enhance the appearance of the development in the interests of visual amenity.

INFORMATIVE

Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

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: 23/04/2014

Application Number:	4/14/2099/0F1
Application Type:	Full : CBC
Applicant:	Mr A J Jackson
Application Address:	91A MARKET STREET, MILLOM
Proposal	UNRESTRICTED RESIDENTIAL USE OF EXISTING 3 BEDROOM DWELLING AND USE OF ADJOINING JOINERY WORKSHOP AS DOMESTIC STORE/GARAGE
Parish:	Millom
Recommendation Summary:	Approve



Crown Copyright. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Copeland Borough Council Licence No. 100019619 (2005).

Introduction

This application relates to a former joinery workshop premises and an adjoining two storey three bedroom house situated in what is now a predominantly residential area of Millom, just off Market Street close to the town centre. To the north the site is bounded by a neighbouring detached dwelling and domestic curtilage, to the south by existing domestic allotment gardens, to the east by an elevated area of playing fields and to the west by the access leading to the site off King Street and a partially occupied semi commercial area.

Proposal

Permission is sought for unrestricted residential use of the site. Planning permission was originally granted in June 2000 for the erection of the 3 bedroom dwelling adjoining a single storey joinery workshop, the occupation of which was restricted to that in association with the adjoining business via a S106 Agreement. (4/00/0100/0F1 refers)

It is also proposed to use the adjoining former joinery workshop as a domestic store / garage.

The application is supported by a statement which makes the case that the joinery business ceased over 5 years ago and the site has since been on the market and has remained unsold. Whilst there has been keen interest in the residential property there has been none in the commercial / joinery element and potential sales have fallen through due to the occupancy restriction. It is also drawn to our attention that new residential units have been erected in the vicinity within the last 5 years changing the character of the area from what was originally commercial in nature to one that is now more predominantly residential. This is also supported by two letters from neighbouring residences.

Consultations

Millom Town Council – no objections.

Neighbours/Others

A letter has been received from the residents of the immediate neighbouring property, 91 Market Street, who fully support the proposal for the site to be used solely as one residential unit. They also welcome the fact that it will improve and enhance the area.

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. It defines an economic role as contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time. 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. An environmental role is defined as contributing to protecting and enhancing our natural, built and historic environment.

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

As regards design, paragraph 56 attaches great importance to the design of the built environment and acknowledges that good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 clarifies that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area.

Paragraph 60 recognises that it is appropriate to promote or reinforce local distinctiveness and 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 69 sets out that local planning authorities should promote healthy communities. This includes the provision of safe and accessible environments containing clear and legible routes and high quality public spaces.

The NPPF requires proposals to be determined in accordance with the development plan unless material considerations determine otherwise.

Copeland Local Plan 2013-2028

The Core Strategy and Development Management Policies DPD (Copeland Local Plan 2013-2028) was recently 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 Policies in the Core Strategy and Development Management Policies DPD are a material consideration when determining planning applications.

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

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 ST3 sets out the strategic development priorities for the Borough.

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

Policy ER4 Land and Premises for Economic Development - recognises that all sectors of the economy require an adequate supply of land and premises and seeks to maintain this by allocating land and safeguarding employment areas.

Policy ER6 Location of Employment - supports employment development in key service centres.

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 outline application:

Policy DM3 Safeguarding Employment Areas – aims to protect existing employment sites from non-employment uses except where the site is no longer viable for employment use and would not make a significant contribution to the Borough's employment land.

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

Policy DM13 Conversion of Buildings to Residential Use within Settlement Limits – permits conversion subject to certain criteria including provision of adequate off street car parking, adequate internal space standards, adequate external space, works retaining the buildings character and no adverse impact on neighbouring amenity.

Policy DM17 Removal of Occupancy Conditions – this deals with proposals to remove or alter occupancy conditions as the need for housing accommodation changes. Aims to guard against homes being released onto the general market where they may reasonably be retained to meet other local needs. It cites that occupancy restrictions will only be removed where it can be demonstrated that there is no longer a need for housing for the particular group the occupancy relates to within the local housing market area. Where it is justified it may be replaced with a condition relating to local occupancy or another local need.

Assessment

Taking into account the above, it is clear from the case put forward that there is no longer a demonstrable need for a joinery workshop in this backstreet location and therefore the associated occupancy restriction of the adjoining house. It is also accepted given the fact that the character and nature of the surrounding area has significantly changed since the original approval, from commercial to more predominantly residential, that this is no longer an appropriate location for such a commercial activity and that its retention could now arguably be detrimental to neighbouring amenity. In terms of Policy DM3 which aims to safeguard existing employment uses, it is recognised that the site in itself would not make a significant contribution to the Borough's employment land and the benefits of a sole residential use on the site are now considered to outweigh the loss of the land for employment use. Given the site's location within the settlement boundary it is not considered necessary to replace the restriction with a local occupancy condition.

In conclusion, the proposed unrestricted residential use of the site, as opposed to part residential /part commercial as originally approved and restricted by a S106 occupancy clause, is now considered acceptable in compliance with key Policies DM17, DM3 and DM13 of the Copeland Local Plan 2013-2028 and the guidance contained in the NPPF.

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 the development shall be in accordance with them:-

Supporting Planning Documents comprising:

Statement of Andrew James Jackson, dated 11/3/14, received 12/3/14.

Neighbour Letters of Support (2), from Mr & Mrs Horne dated 6 March 2014 and J & W Forrest, received 12/3/14.

S106 Agreement relating to planning permission reference 4/00/0100/0F1 and notice of consent, received 12/3/14.

O.S. Location Plan, scale 1:1250, received 12/3/14.

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.

Statement

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

ITEM NO: 3.

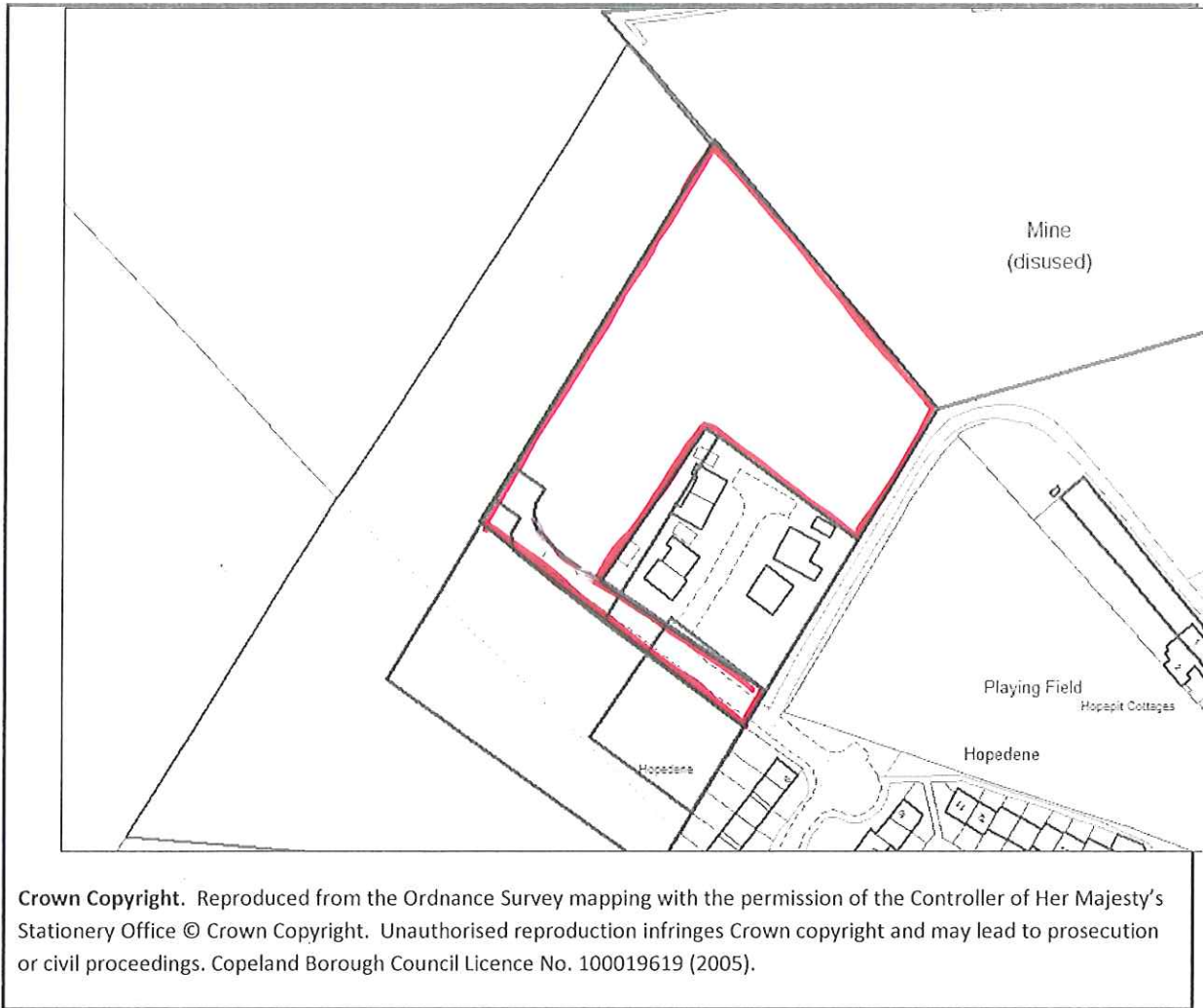


To: PLANNING PANEL

Development Control Section

Date of Meeting: 23/04/2014

Application Number:	4/14/2103/OR1
Application Type:	Reserved Matter : CBC
Applicant:	High Grange Developments Ltd
Application Address:	LAND OFF HOPEDENE, MILL HILL, CLEATOR MOOR
Proposal	RESERVED MATTERS APPLICATION FOR PHASE 3 (16 DWELLINGS) INCLUDING ASSOCIATED INFRASTRUCTURE AND LANDSCAPING
Parish:	Cleator Moor
Recommendation Summary:	Approve Reserved Matters



INTRODUCTION

This application relates to an area of land which lies adjacent to the existing housing estate at Mill Hill. The land is currently allocated for residential development in the adopted Copeland Local Plan 2001-2016.

Outline planning permission was granted for the redevelopment of the site to provide 66 dwellings in August under reference 4/12/2259/001. Reserved Matters for Phases 1 and 2 were approved in 2012 and 2013 under references 4/12/2473/OR1 and 4/13/2338/OR1 respectively.

PROPOSAL

This application seeks the approval of Reserved Matters for phase 3 of the development which comprises 16 units. The proposed dwellings are to be located on the land immediately to the rear of phase 1 and will be accessed off the estate road which is to be extended as part of this proposal.

The following mix of dwelling types is proposed:-

- Plot 18 – 5 bed detached dwelling
- Plot 19 – 3 bed detached bungalow
- Plot 20 – 5 bed detached dwelling
- Plot 21 – 3 bed semi-detached dwelling
- Plot 22 – 3 bed detached dwelling
- Plot 23 – 3 bed semi-detached dwelling
- Plot 24 – 3 bed semi-detached dwelling
- Plot 25 – 3 bed detached bungalow
- Plot 26 – 3 bed detached dwelling
- Plot 27 – 5 bed detached dwelling
- Plot 28 – 5 bed detached dwelling
- Plot 29 – 5 bed detached dwelling
- Plot 30 – 3 bed detached dwelling
- Plot 31 – 3 bed detached dwelling
- Plot 32 – 3 bed detached dwelling
- Plot 33 – 3 bed detached dwelling

The dwellings types will replicate the design and appearance of the units already approved under phases 1 and 2 of the development. A private garden area is to be allocated to each property which will incorporate a paved driveway. Several of the units will also have a detached garage within their curtilage. The rear gardens are to be defined with a 1.8 metre high close boarded fence.

Access to the whole site is to be achieved from a single road leading off the existing road network which serves the Mill Hill estate. Improvement works to the approach road have recently been completed in conjunction with the Highway Authority to accommodate the scale of development proposed. The details of these improvements were covered by conditions which were attached to the previous outline planning permission.

CONSULTATION RESPONSES

Senior Planning Policy Officer

The site is already allocated in the Local Plan and has the benefit of outline planning permission. On this basis I do not have any further comments to make on the details in this reserved matters application.

PLANNING POLICY

National Planning Policy

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

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

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

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

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

Copeland Local Plan 2001-2016

The site is allocated for residential development under the old Local Plan. Until the site allocations have been reviewed this policy remains a material consideration in determining this application.

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 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. It also seeks to ensure that new development addresses land contamination with appropriate remediation measures.

Policy ST2 sets a spatial development strategy whereby development should be guided to the principle settlement and other centres and sustain rural services and facilities. Cleator Moor is identified as one of four smaller towns within the Borough where new development can be focussed.

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

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

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

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 its immediate and wider setting, paying careful attention to scale, massing and arrangement. Likewise, development should create and maintain reasonable standards of general amenity.

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

ASSESSMENT

This site has been allocated for residential development for a number of years. It falls within the defined development boundary for Cleator Moor, which is identified as one of the major settlements where new development should be focussed. The total number of 66 dwellings and the layout of the site have already been agreed as part of the previous outline permission.

This application only seeks the approval of Reserved Matters for 16 houses. The proposed dwellings are of a simple design and meet the standards for new development including separation distances that are set out in Policy DM 12 of the adopted Copeland Local Plan 2013-2028.

Overall this is considered to be an acceptable form of development which will add to the housing stock within Cleator Moor.

Recommendation:-

Approve Reserved Matters

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 Plan (Phase 3), scale 1:500, drawing number 06/11/542-09e, received on 14 March 2014
 - Plots 12, 29 and 30 Detached Garage Plan and Elevations, scale 1:100, drawing number 06/11/542-36 b, received on 14 March 2014
 - Double Shared Garage Plan and Elevations, scale 1:100, drawing number 06/11/542-55, received on 14 March 2014
 - Plots 10, 11, 23, 24 30 and 31 Plans and Elevations, scale 1:100, drawing number 06/11/542-31 b, received on 14 March 2014
 - Plots 32 and 33 Plans and Elevations, scale 1:100, drawing number 06/11/542-54, received on 14 March 2014
 - Plots 19, 25 and 26 Plans and Elevations, scale 1:100, drawing number 06/11/542-52, received on 14 March 2014
 - Plots 21 and 22 Plans and Elevations, scale 1:100, drawing number 06/11/542-51, received on 14 March 2014
 - Plots 12, 20 and 29 Plans and Elevations, scale 1:100, drawing number 06/11/542-32, received on 14 March 2014
 - Design and Access Statement prepared by Alpha Design, reference 06/11/542-DAS/4, dated 13 March 2014, received on 14 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. None of the dwellings hereby approved shall be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and brought into use. The vehicular access/turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior written consent of the Local Planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use.

Informative

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

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

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

Statement

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

ITEM NO: 4.

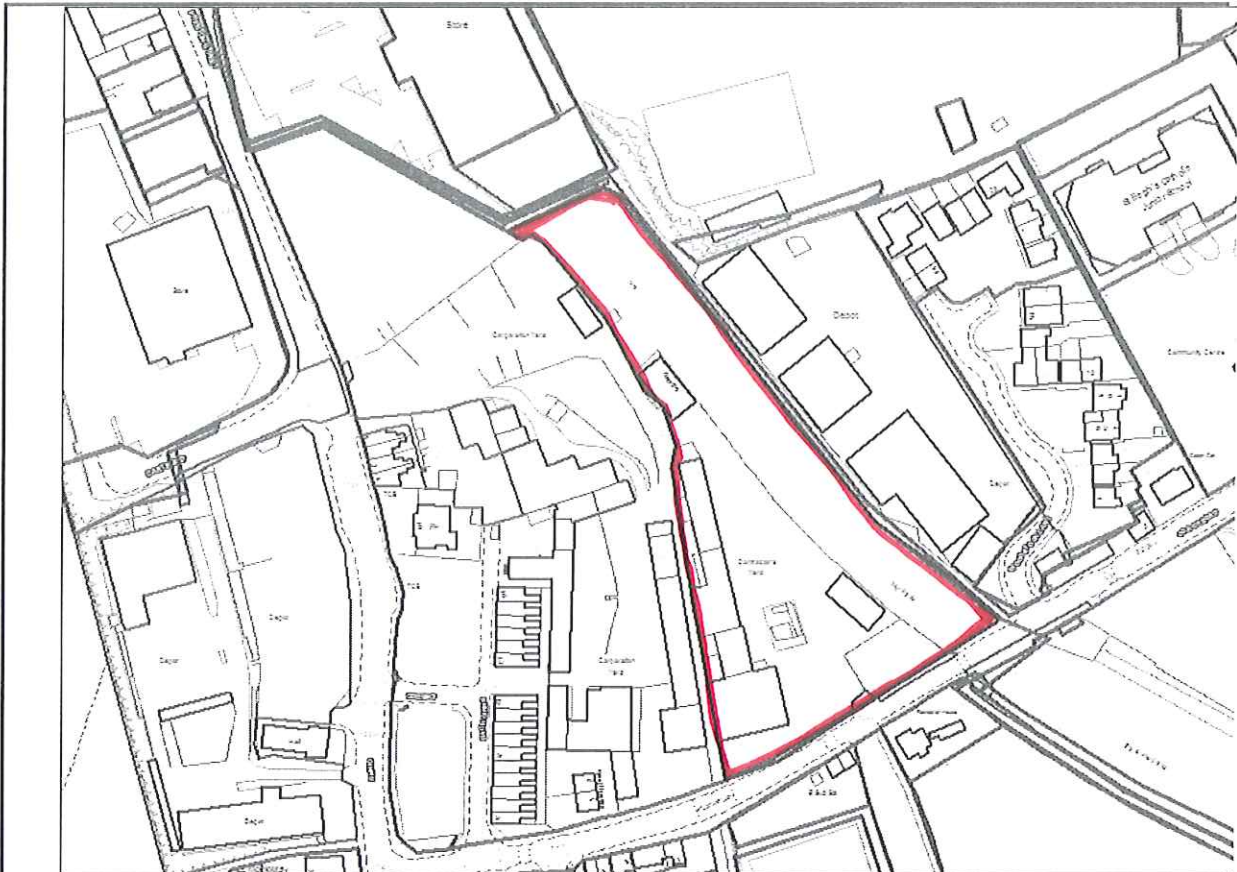


To: PLANNING PANEL

Development Control Section

Date of Meeting: 23/04/2014

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



Crown Copyright. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Copeland Borough Council Licence No. 100019619 (2005).

INTRODUCTION

This application relates to a triangular piece of land which fronts onto Coach Road and covers an area of 1.039 hectares. It is currently occupied by a number of vacant industrial buildings which are in a poor condition. It is accessed from Coach Road and is flanked on its eastern boundary by the C2C cycle route.

PROPOSAL

Planning permission is sought for the demolition of the existing buildings and the redevelopment of the site to form a care home and dementia facility. The proposed building will be "L" shaped and has been designed with a frontage onto Coach Road. The building will vary in height along its length which will help to break up its scale and massing and also reflect the sloping nature of the land. The corner of the building has been designed with a tower to provide a focal point and mark the entrance into the site. The proposed external finishes for the building include coloured render, elements of glazing and tiled pitched roofs.

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

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

Vehicular and pedestrian access will be provided from Coach Road with a pedestrian link at the northern end of the site. A total of 24 car parking spaces will be provided within the site together with a drop off area adjacent to the main entrance into the building.

The application is accompanied by the following information:-

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

CONSULTATION RESPONSES

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. To date no responses have been received.

The applicants undertook two separate consultation exhibitions prior to the submission of the planning application to publicise their proposals.

PLANNING POLICY

National Planning Policy

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

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

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

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

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

Copeland Local Plan

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

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

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

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

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

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

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

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

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

Policy SS4 encourages the protection and provision of community facilities and services. These should be focussed on the larger sustainable settlements.

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 its immediate and wider setting, paying careful attention to scale, massing and arrangement. Likewise, development should create and maintain reasonable standards of general amenity.

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

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

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

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

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

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

Supplementary Planning Document (SPD)

The Whitehaven Town Centre and Harbourside SPD was adopted in September 2012. This SPD identifies the site as presenting a negative visual image to the locality. It stresses that the site could accommodate a significant mixed use development and that standard suburban layouts and low densities should be avoided. Instead the Council would welcome an “urban village” approach of high density, mixed uses.

ASSESSMENT

This application relates to a large scale redevelopment of a brown field site in close proximity to Pow Beck. 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: 18/03/2014

To Date: 09/04/2014

Printed Date: Thursday, April 10, 2014

Printed Time: 12:25 PM

Application Number	4/13/2416/OF1
Applicant	Mr and Mrs K Robertson
Location	MIDDLE GILL FARM, HOWGATE, WHITEHAVEN
Proposal	AMENDMENT OF PLANNING APPROVAL 4/09/2230/0 FOR CONVERSION OF BARN (UNIT 3) TO NEW THREE BEDROOMED DWELLING
Decision	Approve (commence within 3 years)
Decision Date	13 March 2014
Dispatch Date	26 March 2014
Parish	Distington

Application Number	4/13/2416/OF1
Applicant	Mr and Mrs K Robertson
Location	MIDDLE GILL FARM, HOWGATE, WHITEHAVEN
Proposal	AMENDMENT OF PLANNING APPROVAL 4/09/2230/0 FOR CONVERSION OF BARN (UNIT 3) TO NEW THREE BEDROOMED DWELLING
Decision	Approve (commence within 3 years)
Decision Date	13 March 2014
Dispatch Date	26 March 2014
Parish	Moresby

Application Number	4/14/2003/TPO
Applicant	Mr J Ball
Location	CROFT LODGE, BECKERMET
Proposal	CROWN REDUCTION OF AN ASH TREE AND A SYCAMORE TREE SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION REFUSE
Decision Date	2 April 2014
Dispatch Date	9 April 2014
Parish	Beckermet with Thornhill

Application Number	4/14/2004/TPO
Applicant	Beckermet with Thornhill P.C.
Location	LAND OPPOSITE CROFT HOUSE, BECKERMET
Proposal	REMOVAL OF 4 CHERRY TREES SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	25 March 2014
Dispatch Date	27 March 2014
Parish	Beckermet with Thornhill

Application Number	4/14/2005/TPO
Applicant	Beckermet with Thornhill P.C.
Location	CHILDRENS PLAY AREA, SCHOOL GREEN, BECKERMET
Proposal	REMOVAL OF 7 CHERRY TREES SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	25 March 2014
Dispatch Date	26 March 2014
Parish	Beckermet with Thornhill

Application Number	4/14/2014/OL1
Applicant	Brockbanks Solicitors
Location	44 DUKE STREET, WHITEHAVEN

Proposal	LISTED BUILDING CONSENT FOR MINOR ALTERATIONS TO IMPROVE FIRE PRECAUTIONS & WIRING
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	12 March 2014
Dispatch Date	21 March 2014
Parish	Whitehaven

Application Number	4/14/2039/OL1
Applicant	Miss E Phipps
Location	HAILE HALL, HAILE, EGREMONT
Proposal	LISTED BUILDING APPLICATION FOR NEW WORKS ASSOCIATED WITH THE REPAIRS TO THE BUILDING (RETROSPECTIVE)
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	19 March 2014
Dispatch Date	19 March 2014
Parish	Haile

Application Number	4/14/2040/OL1
Applicant	Mr N Fraser
Location	58 MAIN STREET, EGREMONT
Proposal	LISTED BUILDING CONSENT FOR ALTERATIONS TO REINSTATE THE FIRST AND SECOND FLOOR INTO RESIDENTIAL USE
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	20 March 2014
Dispatch Date	21 March 2014
Parish	Egremont

Application Number	4/14/2041/OF1
Applicant	Mr N Fraser
Location	58 MAIN STREET, EGREMONT
Proposal	CHANGE OF USE OF FIRST AND SECOND FLOOR INTO RESIDENTIAL
Decision	Approve (commence within 3 years)
Decision Date	20 March 2014
Dispatch Date	21 March 2014
Parish	Egremont

Application Number	4/14/2044/OF1
Applicant	Copeland Borough Council
Location	PART OF PARKLAND IN S.W. CORNER OF MILLOM PARK, MILLOM
Proposal	EXTENSION TO EXISTING CEMETERY
Decision	Approve (Regulation 3)
Decision Date	27 March 2014
Dispatch Date	27 March 2014
Parish	Millom

Application Number	4/14/2046/OL1
Applicant	Miss E Phipps
Location	GATEHOUSE COTTAGE, HAILE HALL, HAILE, EGREMONT
Proposal	LISTED BUILDING CONSENT FOR RETROSPECTIVE REPAIR AND MODERNISATION WORKS
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	26 March 2014

Dispatch Date	26 March 2014
Parish	Haile

Application Number	4/14/2050/OF1
Applicant	Mr N Fowler
Location	WINDER LEA, WILTON, EGREMONT
Proposal	STORM PORCH ON FRONT OF PROPERTY
Decision	Approve (commence within 3 years)
Decision Date	25 March 2014
Dispatch Date	27 March 2014
Parish	Haile

Application Number	4/14/2053/OF1
Applicant	Mr S Woodend
Location	70 ESK AVENUE, WHITEHAVEN
Proposal	TWO STOREY EXTENSION TO THE SIDE AND A SINGLE STOREY EXTENSION TO THE REAR, WITH A DECKED AREA
Decision	Approve (commence within 3 years)
Decision Date	17 March 2014
Dispatch Date	8 April 2014
Parish	Whitehaven

Application Number	4/14/2055/OF1
Applicant	Mr R Looney
Location	97 MAIN STREET, ST BEES
Proposal	CONSERVATORY TO REAR
Decision	Approve (commence within 3 years)
Decision Date	13 March 2014
Dispatch Date	21 March 2014
Parish	St. Bees

Application Number	4/14/2056/OF1
Applicant	Mr E Hewitson
Location	19 HOLLINS PARK, MOOR ROW
Proposal	PROPOSED BOUNDARY WALL TO GARDEN (REVISION TO PREVIOUS 4/13/2486/OF1 APPLICATION)
Decision	Approve (commence within 3 years)
Decision Date	2 April 2014
Dispatch Date	3 April 2014
Parish	Egremont

Application Number	4/14/2057/OF1
Applicant	Mrs O Cheetham
Location	14 RICHMOND GARDENS, HAVERIGG, MILLOM
Proposal	ERECT STORE EXTENSION TO REAR OF GARAGE
Decision	Approve (commence within 3 years)
Decision Date	27 March 2014
Dispatch Date	3 April 2014
Parish	Millom

Application Number	4/14/2058/OF1
Applicant	Mr A Elvey
Location	36 PANNATT HILL, MILLOM
Proposal	TWO STOREY FRONT EXTENSION (PORCH WITH BEDROOM ABOVE)

Decision	Approve (commence within 3 years)
Decision Date	28 March 2014
Dispatch Date	4 April 2014
Parish	Millom

Application Number	4/14/2060/0F1
Applicant	Miss C Forster
Location	29A CHURCH STREET, WHITEHAVEN
Proposal	REPLACE WOODEN EXTERIOR DOOR WITH A COMPOSITE DOOR
Decision	Approve (commence within 3 years)
Decision Date	2 April 2014
Dispatch Date	7 April 2014
Parish	Whitehaven

Application Number	4/14/2061/0F1
Applicant	Mr and Mrs D Todhunter
Location	2 GILL GROVE, GROVE ROAD, EGREMONT
Proposal	EXTENSION TO KITCHEN, REMOVAL OF HUT, ERECTION OF STORE
Decision	Approve (commence within 3 years)
Decision Date	4 April 2014
Dispatch Date	8 April 2014
Parish	Egremont

Application Number	4/14/2067/0F1
Applicant	Mr J Maxwell
Location	9 CARLTON DRIVE, WHITEHAVEN
Proposal	INCREASE IN HEIGHT OF DWELLING, REMOVAL OF GARAGE AND UTILITY AND ERECTION OF TWO STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	4 April 2014
Dispatch Date	8 April 2014
Parish	Whitehaven

Application Number	4/14/2070/0F1
Applicant	Wyndham Manor Limited
Location	WYNDHAM MANOR RESIDENTIAL CARE HOME, WYNDHAM STREET, CLEATOR MOOR
Proposal	INSTALLATION OF NEW WINDOW TO EAST ELEVATION (RETROSPECTIVE)
Decision	Approve
Decision Date	4 April 2014
Dispatch Date	8 April 2014
Parish	Cleator Moor

Application Number	4/14/2086/HPAE
Applicant	Mr J Banks
Location	SEASONS COTTAGE, 2 PARKSIDE ROAD, CLEATOR MOOR
Proposal	PRIOR NOTIFICATION FOR REAR CONSERVATORY
Decision	Permitted Development
Decision Date	26 March 2014
Dispatch Date	26 March 2014
Parish	Arlecdon and Frizington

Application Number	4/14/2097/0N1
Applicant	Mr I Towers
Location	FIELD 8586, BETWEEN BOWTHORN FARM & THREAPTHWAITE FARM, BOWTHORN ROAD, CLEATOR MOOR
Proposal	NOTICE OF INTENTION FOR HAY AND MACHINERY STORE
Decision	Approve
Decision Date	4 April 2014
Dispatch Date	7 April 2014
Parish	Arlecdon and Frizington

Application Number	4/14/2101/0F1
Applicant	Mr G Blakeley
Location	21 MANESTY RISE, LOW MORESBY, WHITEHAVEN
Proposal	ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY WITH SUN TERRACE/BALCONY LOCATED ON TOP
Decision	Withdrawn
Decision Date	8 April 2014
Dispatch Date	8 April 2014
Parish	Moresby

Application Number	4/14/2126/0F1
Applicant	Story Homes
Location	WILSON PIT ROAD, WOODHOUSE/SANDWITH, WHITEHAVEN
Proposal	SUB-STATION ON LAND SUBJECT TO PLANNING APPROVAL 4/13/2235/001
Decision	Withdrawn
Decision Date	3 April 2014
Dispatch Date	3 April 2014
Parish	Whitehaven