

PLANNING PANEL

23 JUNE 2010

AGENDA

Schedule of Applications – Main Agenda

	PAGE
Item 1 4/02/2165/001 Outline application for erection of 37 dwellings Station Yard, Moor Row	1
Item 2 4/10/2191/0F1 Replace extant planning permission 4/04/2634/0F1 for erection of food store (Use Class A1) & associated car parking, access & ancillary works in order to extend time limit for implementation Land at Bransty Row/North Shore Road, Whitehaven	10
Item 3 4/10/2220/0F1 New build offices & research facility West Lakes Science Park, Plot 9B, Moor Row	19
Item 4 4/10/2227/0F1 Erection of Anemometer mast Fairfield Farm, Pica, Distington	29
Item 5 4/10/2241/0T1 Installation of a radio base station consisting of a shareable 15m slimline streetworks column with cabinets to the base Cumbria Fire & Rescue Service, Main Street, Hensingham, Whitehaven	33
Item 6 4/10/2267/0F1 Proposed modifications to SPPI Buffer Store development Sellafield, Seascale	38

Schedule of Applications - Delegated Matters

41

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.

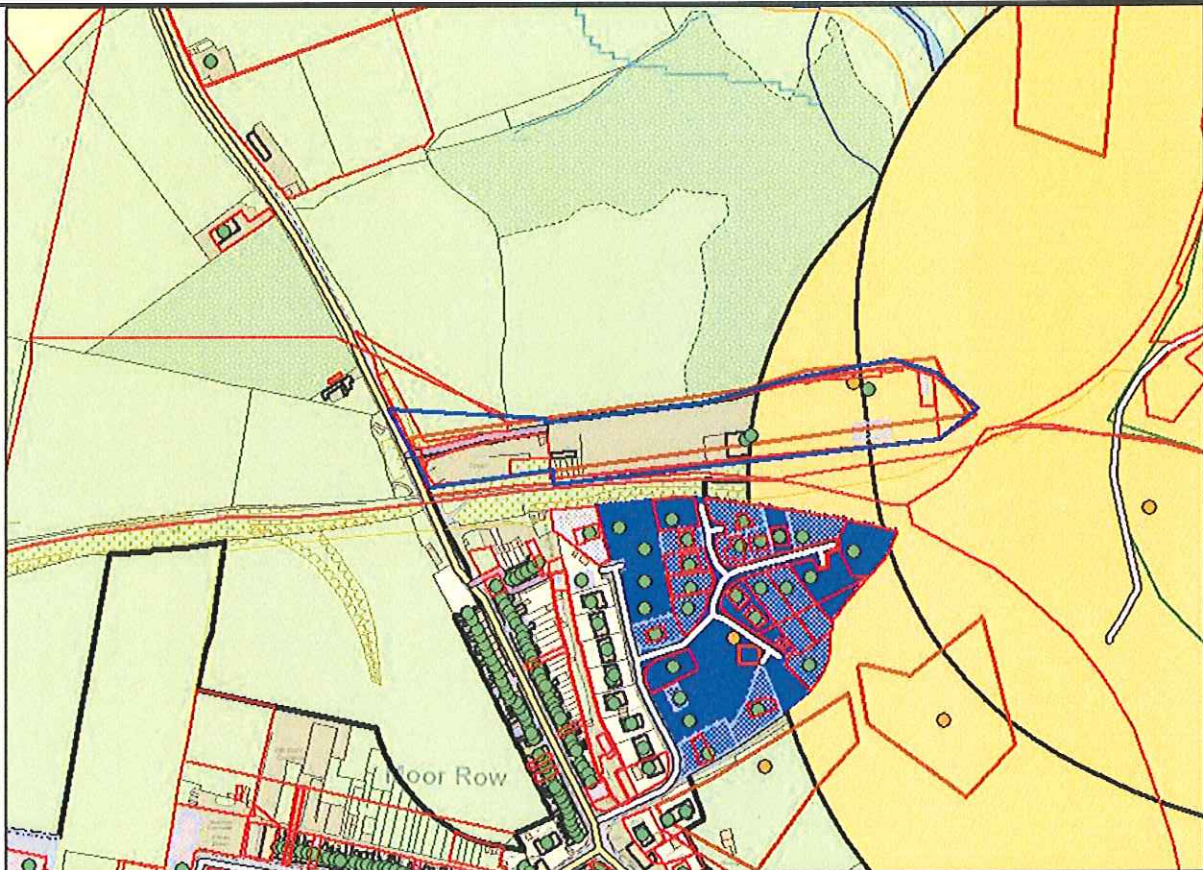


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 23/06/2010

Application Number:	4/10/2165/001
Application Type:	Outline : CBC
Applicant:	
Application Address:	STATION YARD, MOOR ROW
Proposal	OUTLINE APPLICATION FOR ERECTION OF 37 DWELLINGS
Parish:	Egremont
Recommendation Summary:	Approve in Outline (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).

The Proposal

Outline planning permission is sought for a residential development of 37 dwellings on a linear shaped site situated on the northern edge of Moor Row. Originally a railway station yard this brownfield site, measuring some 1.46 hectares in area, was formerly occupied by the applicant's fencing business as a storage compound / offices and is now vacant with the business having relocated to Whitehaven Commercial Park.

Vehicular access would be off the adjoining C4003 Moor Row to Galemire Road and involves resiting the existing access and forming a new junction some 30 metres to the north on adjacent greenfield land in order to achieve the required visibility splay to the south which is currently hindered by the existing neighbouring railway bridge. The existing access point would then be closed.

The application is accompanied by the following documents: Design and Access Statement; Marketing Report; Archaeological Assessment; Flood Risk Assessment, Land Contamination Report and a Stage 2 Road Safety Audit.

In terms of layout an indicative drawing demonstrates how 37 dwellings in the form of three blocks of 4 no. 3 bedroom link houses, two blocks of 3 no. 3 bedroom link houses, six pairs of 3 bedroom semis, and 7 no. 4 bedroom detached houses could be accommodated on the site. The layout is dictated by the long, narrow linear shape of the site with a regimented form of properties on one side fronting onto a single access road leading to a cul de sac head surrounded by the detached houses.

Planning History

This application comprises in effect a resubmission of two previous applications on the site in 2008 and 2009 (4/08/2284/001 and 4/09/2256/001 'refer). Both were withdrawn, the former was deficient in respect of key supporting information and the latter to address outstanding issues relating to access and compliance with employment policy.

Consultation Responses

Highway Authority

It should be noted that a Stage 2 Safety Audit has been submitted with the application which addresses the concerns the Highway Authority had with the previous application regarding visibility and local traffic conditions.

Raise no objections to this proposal in principle subject to conditions. Also make technical observations on the layout in respect of the need for traffic calming being carried out on the C4003 within the area of the junction, securing the required visibility splays, onsite parking and visitor arrangements and the proposed footpath link. These are matters which, if the application is approved, can be covered by an all embracing condition to be addressed at the detailed design stage.

Historic Environment Officer

Agrees with the results of the desk based assessment that the site has low archaeological potential.

Environment Agency

Raise no objections subject to conditions being imposed reserving surface water details and further investigation regarding contaminated land as also identified by our Scientific Officer.

United Utilities

Object to the proposed development on the grounds that as Cleator Moor Waste Treatment Works is currently at capacity and cannot accept any additional flows, any increased flows to the works could result in severe environmental impact on the receiving watercourse and/or flooding in the sewerage network.

Scientific Officer

Land Contamination – comments to the effect that the desk top study has already been completed which recommends phase 2 intrusive investigations now be undertaken.

Flood and Coastal Defence Engineer

Is aware that the site may be susceptible to surface water flooding as informed by the Environment Agency maps and notes that sustainable drainage systems are proposed. He advises that more detailed ground investigations are undertaken to establish the suitability of the site for these methods otherwise an alternative means of surface water discharge will need to be provided.

A letter expressing support for the proposal has also been submitted by a local resident of Moor Row.

Planning Policy

The adopted Copeland Local Plan 2001-2016 seeks to achieve sustainable forms of development with Policy DEV 6 setting out how this to be delivered and Policy DEV 4 advocating the use of brown field sites within settlement boundaries. More specifically the plan identifies the site, with the exception of the land take for the new access, as being within the settlement boundary for the village and Policy HSG 4 permits housing redevelopment on suitable sites within these. Policy EMP 7 sets out the criteria that must be satisfactorily met if alternative uses of existing employment land are to be permitted.

Assessment

As with the previous submissions there are two main issues this current application raises in relation to planning policy and access along with the objection on waste water treatment capacity grounds submitted by United Utilities all of which warrant careful consideration.

- 1) Planning Policy: Policy EMP 7 of the local plan only accepts alternative uses of such land if it can be satisfactorily demonstrated that the wider community benefits of its reuse outweigh the loss of the employment land and that there is no current or likely future demand for the site and it is not part of a wider regeneration strategy. In the supporting Design and Access Statement and Marketing Report the case is made on behalf of the applicants that there is no current or likely future demand for employment / commercial use of the site. As detailed in the report the site was remarketed following the last submission for a further 11 month period from March 2009 until February 2010 and during this time relatively few enquiries were received. It concludes that this scenario is likely to continue into the foreseeable future. This is seen to be indicative of there being limited demand in the area for such commercial

premises which reinforces the previous marketing report findings. In view of this outcome it is considered that this adequately demonstrates there is no current or likely future demand in the locality for the employment use of the site. The site does not form part of a wider regeneration strategy and from a land use point of view the use of such a large prominent brown field site on the edge of the village for housing is seen as acceptable in land use terms.

- 2) Access: A significant part of the site is required to accommodate the re-sited access. This intrudes into the adjacent green field which is outside the settlement boundary. Whilst this is noted it has to be considered in context, as the majority of the site, with only the point of access and the associated section of the access road along with the land required to secure the visibility splays which falls outside. Taking this into account, and the fact that the existing access is substandard and hazardous due to its restricted visibility, it is considered that the use of the site for residential purposes with an improved and safe access represents an acceptable alternative use for the dilapidated site.
- 3) United Utilities Objection: The issue of the Cleator Waste Water Treatment Works being at capacity has just arisen with this application. No objection was raised by United Utilities with the two previous applications. That said attention is drawn to recent case law relating specifically to a case in Wales (Barratt Homes v Welsh Water 2009) in which the Supreme Court ruled that a sewerage undertaker has no right to refuse a developer the right to connect to a public sewer because of dissatisfaction with the proposed point of connection which, in this instance, is the Waste Water Treatment Works. This ruling is considered relevant and material to this application.

Taking the above into account, the principle of re-using this former employment site situated on the edge of Moor Row for residential purposes, together with a new point of access, is considered to represent an acceptable form of development in compliance with Local Plan Policies DEV 4, DEV 6, HSG 4 and EMP 7.

Recommendation:-

Approve in Outline, subject to:

Conditions

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of approval of the last of the reserved matters whichever is the later.

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) 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:-

Planning and Design and Access Statement, by MJN Associates, March 2010 received on 26 March 2010-06-10.

Marketing Report received on 26 March 2010.

Road Safety Audit Stage by Capita Symonds, 2009, received on 26 March 2010.

Stage 2 Road Safety Audit, by Capita Symonds Transport Group, March 2010, received on 26 March 2010.

Flood Risk Assessment, by ARC Environmental, January 2009, received on 26 March 2010.

The Report on an Archaeological Desk-based Assessment at Station Yard, Moor Row, by Philip Cracknell HBSA, November 2008, received on 26 March 2010.

Phase 1 Desk Top Study Report, by ARC Environmental, January 2009, received on 26 March 2010.

Layout : Proposed Residential Site on Former Industrial Site including Station Yard, Moor Row, Cumbria, drawing no 2007.248.02A, scale 1:500.

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 the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:
- (a) A site investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (b) The site investigation results and the detailed risk assessment (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (b) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

To protect the quality of the water resources.

- 4) Notwithstanding the submitted plan, full details of the road and plot layout shall be reserved for approval at the detailed design stage.

Reason

To ensure a the provision of a satisfactory layout which meets current highway standards.

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

Reason

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

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

Reason

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

- 7) No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.

Reason

To ensure that the access roads are defined and laid out at an early stage.

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

Reason

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

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

Reason

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

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

Reason

To minimise highway danger and for the avoidance of doubt.

- 11) Development shall not begin until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Details of how the scheme shall be maintained and managed after completion.
- Details of the design criteria used and the return period events considered.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

- 12) Before development commences full details of the proposed foul water drainage scheme 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 the provision of a satisfactory foul drainage scheme.

Reason for Decision

The principle of re-using this 1.46 ha brown field site, formerly employment land situated on the edge of Moor Row for residential development, is considered to be acceptable in compliance with adopted Copeland Local Plan Policies DEV 4, DEV 6, HSG 4 and EMP 7.

ITEM NO: 2.

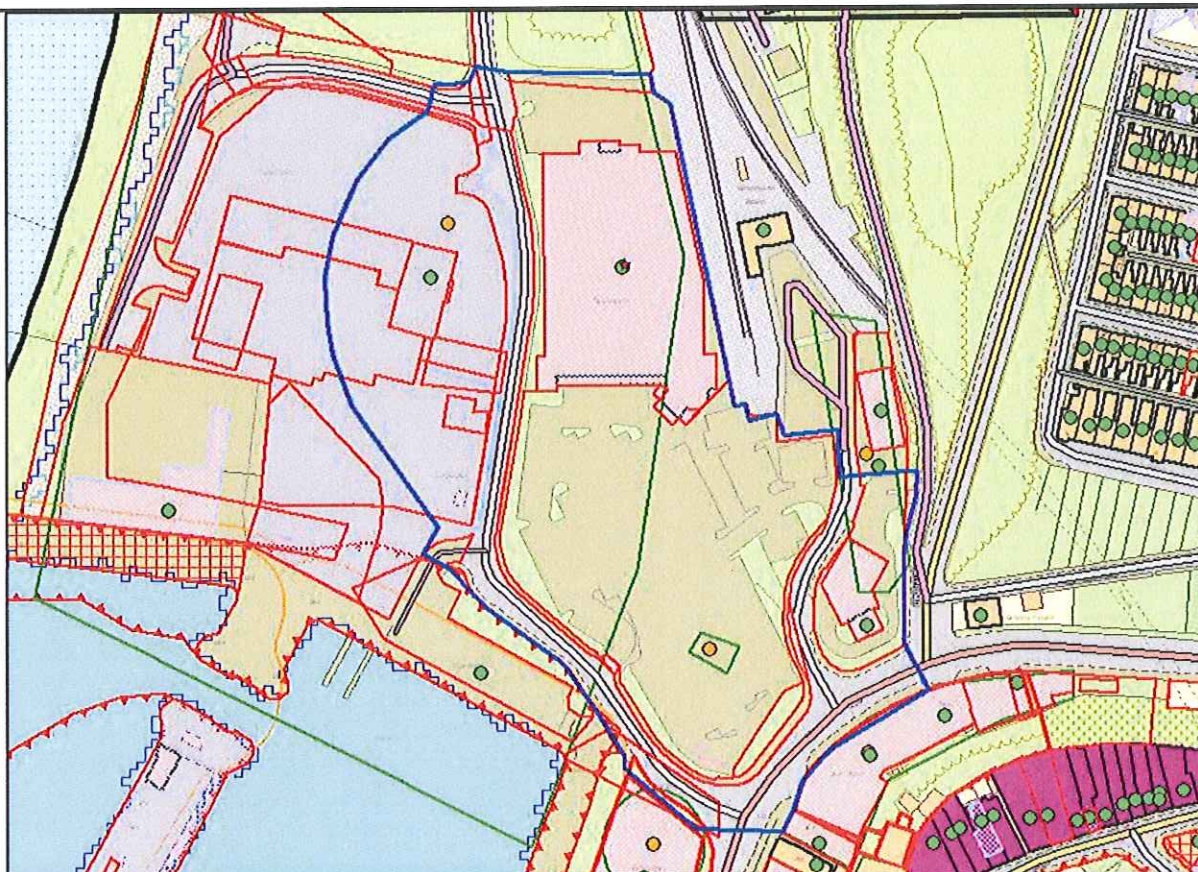


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 23/06/2010

Application Number:	4/10/2191/0F1
Application Type:	Full : CBC
Applicant:	Tesco Stores Limited
Application Address:	LAND AT BRANSTY ROW/NORTH SHORE ROAD, WHITEHAVEN
Proposal	REPLACE EXTANT PLANNING PERMISSION 4/04/2634/0F1 FOR ERECTION OF FOOD STORE (USE CLASS A1) & ASSOCIATED CAR PARKING, ACCESS & ANCILLARY WORKS IN ORDER TO EXTEND TIME LIMIT FOR IMPLEMENTATION
Parish:	Whitehaven
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).

The Proposal

Full planning permission for the erection of a food store (use class A1) and associated parking, access and ancillary works was granted, subject to conditions, in 2005 on the Tesco's site at Bransty Row in Whitehaven (4/04/2634/0F1 refers). This application seeks to extend the time limit of that permission which is due to expire shortly on 5 July 2010.

In terms of detail the approved scheme involved the construction of a large superstore, of contemporary design, on stilts over an extensive 520 space parking area covering the majority of the site. A pedestrian link between the two would be provided by a feature glazed 'travelator' located on the main south west elevation fronting the harbourside. Materials to be used in the construction included an aluminium frame and natural stone facing panels interspersed with substantial areas of glazing. This proposal provides a revamped service area round the rear and retains the existing petrol station facing Bransty Row.

Planning Policy

New legislation introduced on 1 October 2009 via the Town and Country Planning (General Development Procedure) (Amendment No 3) (England) Order 2009 (SI 2009 No. 2261) now permits such applications for extensions to the time limits for implementing existing planning permissions. This is a temporary measure introduced to make it easier for developers to keep planning permissions that are in danger of lapsing alive for longer during the economic recession so that they can be implemented more quickly when economic conditions improve. Only one extension to each permission is permissible. The application has to be for exactly the same development already approved - no alteration or variation from it is allowed.

Consultation Responses

English Heritage

Recommend that the application be determined in accordance with national and local policy guidance, and on the basis of our specialist conservation advice.

Cumbria County Council's Historic Environment Officer

Informs that recommendations made in respect of the original 2004 application still remain appropriate and requests a condition requiring a scheme of archaeological investigation.

Cumbria County Council's Spatial Planning Manager

Object to the application on the grounds that it:

- Prejudices the achievement of strategic policy contained in the Cumbria Local Transport Plan relating to the development of a Whitehaven Transport Interchange.

- Insufficient information has been submitted to demonstrate that the proposal satisfies saved and extended Joint Structure Plan Policies T30 and T31 and Local Transport Plan Policies LD4, LD7 and LD8.

Senior Planning Officer (Strategy)

Is of the view that as the original application does not provide for the transport interchange and misses opportunities for better design and linkages with the town centre and harbour it is contrary to current adopted Copeland local plan policy TCN 9: Whitehaven Town Centre Strategy which makes specific reference to the provision of a bus/ rail interchange (criterion 5). It also stresses the need to safeguard important gateways to the town centre and links between the vista and harbour and for good urban design to maintain the character of the town centre and harbour. There are also concerns it will jeopardise current negotiations for an entirely new scheme on the site which incorporates provision for an interchange.

Assessment

In assessing such applications the guidance provided in the document 'Greater Flexibility for Planning Permissions' (DCLG, November 2009) is of specific relevance. It advocates that a constructive and positive approach be taken towards applications which improve the prospect of sustainable development being taken forward quickly. Also as the question of the principle of the development has already been established by the original consent and cites that this should not be revisited unless policies or other material considerations have changed significantly to justify otherwise.

Whilst the concerns expressed by consultees on policy grounds are relevant and material to the assessment of this application it has to be taken into account whether they are so significant to warrant recommending refusal. Tesco's agents in response question the robustness of Copeland Local Plan Policy TCN 9 in that it does not allocate a specific site for the delivery of the interchange and on this basis the scheme is not contrary to policy which is a relevant point. They stress that Tesco Stores Limited are fully committed to delivering a scheme on the site which will meet the Council's aspirations but in order to provide adequate comfort to their client they seek to ensure the principle of retail development on this site is secured by extending the existing permission. In order to alleviate the Council's concerns however they request that the permission is only extended by one year which will be an adequate timescale to secure the current land deal being negotiated for the site and the subsequent planning permission. It is considered this on balance is reasonable and in order to secure and facilitate the future development of the site it is recommended that a one year extension of the permission be acceded to.

Recommendation:-

Approve, subject to:

Conditions

1. The development hereby permitted shall be commenced before the expiration of ONE year 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 only to the amended plans (Drawing nos. 3804.P1.G (Ground level and store level); 3804.P2 L and 3804.P2M) received by the Local Planning Authority on 11 April 2005.

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. Net floorspace for the sale of convenience goods shall not exceed 2837 sq m unless otherwise agreed in writing with the Local Planning Authority.

Reason

The Local Planning Authority wishes to retain control over the amount of floorspace for the sale of convenience goods together with the total retail floorspace to be provided in order to safeguard the vitality and viability of the town centre primary shopping area.

4. No additional retail floorspace shall be created within the development hereby approved without the prior written approval of the Local Planning Authority.

Reason

The Local Planning Authority wishes to retain control over the amount of floorspace for the sale of convenience goods together with the total retail floorspace to be provided in order to safeguard the vitality and viability of the town centre primary shopping area.

5. Notwithstanding the approved drawings, no development shall take place until samples of the natural stone external wall cladding and the metal roof cladding have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

6. The car parking indicated on the approved plans shall be constructed, drained and lit to the satisfaction of the Local Planning Authority and made available for use prior to the building hereby approved being occupied and the car park shall be made available free to shoppers for a three hour period, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of traffic management and highway safety.

7. The development shall not be occupied until a Travel Plan for staff has been submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented on occupation of the store.

Reason

In the interests of highway safety and to aid the delivery of sustainable

transport objectives.

8. The cycle/pedestrian route linking the railway station to the bus layby and Millennium Way shall remain open to the public at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of highway safety.

9. Before commencement of the off-site works full details of the works shall have been submitted to and agreed in writing by the Local Planning Authority. Those works are as follows:-

- (a) layout and construction of highway improvements to North Shore Road;
- (b) layout and construction of highway improvements to North Shore/Bransty Row junction;
- (c) layout and construction of highway improvements to the station approach/Bransty junction;
- (d) layout and construction of new development access junction with North Shore Road;
- (e) provision of a length of footway to North Shore Road linking the end of the promenade to Bransty Row.

The highway works shall be carried out in accordance with the agreed details before the store is first opened to the public unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of traffic management and highway safety

10. Development shall not begin until a "scheme" to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority and this "scheme" shall include:-

- (a) a contaminated land desk study;
- (b) a site investigation and report based upon (a); and a risk assessment derived from (b) and based on Contaminated Land Exposure Assessment (CLEA), and taking into account the potential impact on controlled waters;
- (c) a remediation plan and strategy based upon (a) and (b);
- (d) a "discovery strategy, contingency plan and method statement" dealing

with the unforeseen contamination discovered during the remediation works, and

(e) a “validation strategy” validating the works undertaken as a result of (c) and (d), unless otherwise agreed in writing by the Local Planning Authority.

The “scheme” shall be carried out in accordance with the approved details.

Reason

To prevent pollution of the water environment.

11. Upon completion of the remediation works required, a “report” shall be submitted to the Local Planning Authority verifying that the required works have been carried out in accordance with Condition 10. Post remediation sampling and monitoring results shall be included in the “report” to demonstrate that the required remediation has been fully carried out. Future monitoring proposals and reporting, together with agreed timescales, shall also be detailed in the “report”.

Reason

To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health.

12. Development (i.e. building works) shall not begin until the site has been fully remediated in accordance with condition 10 and a validation report submitted in accordance with condition 11, all to the satisfaction of the Local Planning Authority.

Reason

To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health.

13. If, following compliance with condition 12, contamination not previously identified is found to be present during development (i.e. building works), no further development shall be carried out (unless otherwise agreed in writing by the Local Planning Authority) until the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the method statement referred to in condition 10 (d). The addendum shall detail how this unsuspected contamination shall be dealt with and the development shall be executed in accordance with the agreed details.

In complying with this condition, the words “contamination not previously identified” shall mean; substances present in soil or groundwater in concentrations in excess of the agreed site-specific remediation target as defined in the “remediation plan” referred to in condition 10 (c).

Reason

To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health.

14. Prior to being discharged into any watercourse or surface water sewer, all surface water drainage from car parking and off-loading areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason

To ensure a satisfactory draining system.

15. No development approved by this permission shall be commenced until a scheme for the storage, handling, loading and unloading of fuels, oils, chemicals or effluents has been approved by the Local Planning Authority. The works shall be constructed and completed in accordance with the approved plans.

Reason

To prevent pollution.

16. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason

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

17. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.

Reason

To ensure a satisfactory drainage scheme.

18. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for

the preservation, examination or recording of such remains.

19. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with a programme to be agreed with the Local Planning Authority.

Reason

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

20. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its implementation and development shall be carried out in accordance with the approved schedule.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

21. Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before such works are implemented.

Reason

In the interests of visual amenity.

22. Full details of the exact locations, heights and materials to be used for all new boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before development commences on site.

Reason

In the interests of visual amenity.

Reason for Decision

It is considered that an extension to the 4/04/2634/0F1 permission for a class A1 foodstore on the existing Tesco site at Bransty Row in Whitehaven for a further year will secure and facilitate the future redevelopment of the site in accordance with national legislation and DCLG guidance 2009 'Greater Flexibility for Planning Permission.'

ITEM NO: 3.

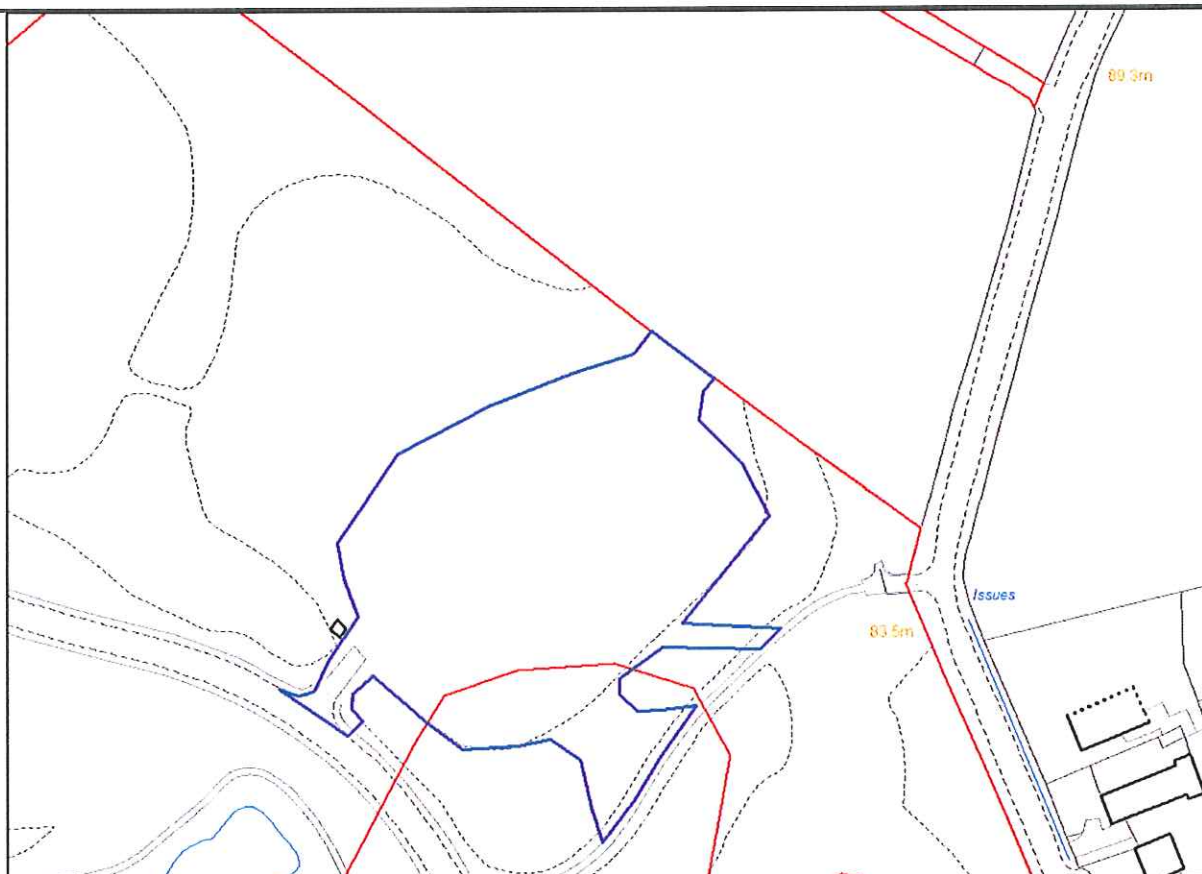


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 23/06/2010

Application Number:	4/10/2220/0F1
Application Type:	Full : CBC
Applicant:	Mr Bill Watson
Application Address:	WEST LAKES SCIENCE PARK, PLOT 9B, MOOR ROW
Proposal	NEW BUILD OFFICES & RESEARCH FACILITY
Parish:	Egremont
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).

At the last meeting Members resolved to carry out a site visit before determining this application. Given that the site visit had to be cancelled, additional information has been provided with this report to aid Members in their decision, the attached photomontages 14, 15, 16 and 17 refer.

INTRODUCTION

In May 2009 planning permission was approved for a new office and research facility on Plateau 11, the most northerly corner of the Westlakes Science and Technology Park (4/09/211/0f1 refers). This development is no longer going ahead due to the presence of the main 132kw overhead power line.

The proposal relates to the Dalton Cumbria Facility (DCF) which is a project to create a dedicated research centre in the linked disciplines of radiation science, materials performance, geo-disposal and decommissioning engineering. Funded by the Dalton Institute of the University of Manchester, the Facility will provide much needed ongoing research and development study in key areas that will support the broader nuclear and energy agenda of West Cumbria. A total of 1814 sq m

floorspace will be created.

THE SITE

The DCF is now proposed on plot 9b of the Westlakes Science and Technology Park where it will compliment other research facilities such as the Geoffrey Schofield Laboratory and Westlakes Research Institute. The location will maximise links with other West Cumbria resources such as the Technology Centre at Sellafield and the emerging National Nuclear Laboratory.

Plot 9b is located to the east of Westlakes and is a prepared and serviced development site with vehicular access from the circular estate road. To the east lies the existing boundary of Westlakes, beyond which is open farmland, the C4003 and Montreal Farm. The existing cycle network and helipad serving the site is to the immediate south, across the access road, to the north and west are the undeveloped plots of 9a, 7a and 7b.

The site is generally flat and set at a slightly higher level than the main estate road. It has a generally open character with views of the Lake District fells to the east.

THE DEVELOPMENT PROPOSAL

The brief for the facility falls into 4 major elements as follows:-

1. Office and write up areas comprising 3 office spaces, 2 meeting/teaching rooms, a secure store room, a library and common area.
2. Laboratory space including FIB (focused ion beam) room, laser room, web lab space, electrical lab and material mechanical lab.
3. Specialist space including an ion beam accelerator hall, control room, 2 target rooms, cobalt60 store room, material store, irradiated material store and waste material store.
4. Shared space which will include a reception area, toilets, shower and drying facilities and communal brewspace.

An innovative design concept, reflecting the character of the countryside has been adopted. The building is in two blocks, one 3-storeys high containing the lab and office areas and the second, 2-storey section containing the ion accelerator. Externally, the two blocks will be finished slightly differently, one with zinc cladding and the other with high gloss black metal rainscreen. Windows and doors will be double glazed units within powder coated aluminum frames.

44 car parking spaces (5 of which are accessible spaces) are located along the northern and eastern boundaries of the site, together with provision for 10 bicycles. An external bin storage area is also provided for to the rear of the site.

The application is accompanied by the following information:-

- A design and access statement
- Flood Risk Assessment summary
- Baseline ecological impact assessment
- Westlakes Green travel plan

CONSULTATIONS

In response to statutory consultation procedures the following responses have been received:-

Egremont Town Council – no objections.

The Highways Authority – no objections

The Highways Agency – no objections

United Utilities – no objections providing the site is drained on a separate system, with only foul drainage connected into the foul sewer.

Northwest Regional Development Agency – consider the proposal to be consistent with the Regional Economic Strategy actions and objectives for the Westlakes Strategic Regional site and for these reasons the Agency wishes to express its support for the application.

Flood & Coastal Defence Engineer – notes that flood risk to the site is assessed as low and if recommendations of the FRA, with regards to maximum surface water discharge rates are followed, then there should be no increased flood risk elsewhere as a result of the development.

PLANNING POLICY

The following policies within the Regional Spatial Strategy (RSS) are relevant:-

CNL 1 Overall spatial policy for Cumbria

CNL 2 Sub-area development priorities for Cumbria

W2 Locations for regionally significant economic development

The following policies within the adopted Copeland Local Plan 2001-2016 are also relevant:-

DEV 1 Sustainable development and regeneration

EMP 1 Employment land allocation

EMP 2 Westlakes Science and Technology Park

ENV 12 Landscaping

TSP 6 General development requirements

TSP 8 Parking requirements

NUC 3 Relocation of non-radioactive development.

In particular, Policy EMP 2 "Westlakes Science and Technology Park" states that:-

"Land with planning permission and land allocated for employment use has been identified on the proposals map as E1. Within this area development in Use Class B1 and D1 will be permitted.

Development must be designed to a high standard and make a positive contribution towards the high quality appearance of the Park".

SUMMARY

The proposed development meets the requirements of the above Policy EMP 2 in particular and other relevant Local Plan and RSS policies generally.

The contemporary design, in terms of height, massing and external materials, together with associated car parking and landscaping, are to a high standard compatible with the existing high quality appearance at Westlakes.

The facility will create a dedicated research centre for the linked disciplines of radiation science and decommission engineering in accordance with Policy NUC 3 of the adopted Copeland Local Plan and will demonstrably support the broader nuclear and energy agenda of West Cumbria.

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

Site location plan (drawing no. 5116 L (00) 03) received on 29 April 2010-06-08

Site landscape/Structure plan (drawing no. P 5116 L (00) 02 revision 1) received on 29 April 2010

Site plan (drawing no. P 5116 L (00) 01 revision 6) received on 29 April 2010

Pelletron sections (drawing no. P 5116 L (2-) 01 revision 3) received on 29 April 2010

Laboratory/Office sections (drawing no. P 5116 L (2-) 02 revision 3) received on 29 April 2010

Office /lab building elevations (drawing no. P 5116 L (2-) 10 revision 4) received on 29 April 2010

Office/lab building Elevations (drawing no. P 5116 L (2-) 11 revision 4) received on 29 April 2010

Pelletron Elevations (drawing no. P 5116 L (2-) 12 revision 1) received on 29 April 2010

Combined Lab/Office/Pelletron Ground Floor Plan (drawing no. P 5116 L (1-) 10 revision 6 received on 29 April 2010

Combined Lab/Office first floor plan and Pelletron Roof Plan (drawing no. P 5116 L (1-) 11 revision 4) received on 29 April 2010

Combined Lab/Office second floor plan and Pelletron roof plan (drawing no. P 5116 L (1-) 12 revision 4) received on 29 April 2010

Signing and lining (drawing no. 60143297-T-L (95)-007 Rev P1 received on 29 April 2010

Proposed foul and surface water layout (drawing no. 60143297-DCF-C-L (52)-001 Rev P1) received on 29 April 2010

Proposed levels (drawing no. 60143297-T-L (95)-004 Rev P1) received on 29 April 2010

Sign cross section (drawing no. 60143297-T-L-(95)-008) received on 29 April 2010

Standard details sheet 1 of 2 (drawing no. 60143297-T-L (95)-009 Rev P1) received on 29 April 2010

Standard details sheet 2 of 2 (drawing no. 60143297-T-L (95)-010 Rev P1) received on 29 April 2010

Refuse vehicle swept path analysis (drawing no. 60143297-T-L (95)-102 Rev P1) received on 29 April 2010

16.5m HGV swept paths (drawing no. 60143297-T-L (95)-100 Rev P1)
received on 29 April 2010

Fire tender swept path analysis (drawing no. 60143297-T-L (95)-101 Rev P1)
received on 29 April 2010

Design and Access Statement prepared by Wilson Mason received on 29
April 2010

Westlakes Science & Technology Park Green Travel received on 29 April
2010

Flood Risk Assessment Summary received on 29 April 2010

Baseline Ecological Impact Assessment prepared by Cameron S Crook &
Associates received on 29 April 2010

Flood Risk Assessment prepared by AECOM Limited received on 18 May
2010

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. Notwithstanding the approved drawings, no development shall take place until samples of all external materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

4. No development approved by this permission shall be occupied until the car park area has been provided, drained and marked out in accordance with the submitted plan. The car parking shall be retained and capable of use when the development is completed and shall not be removed or altered without the prior written consent of the Local Planning Authority.

Reason

To meet the car parking requirements set out in the Local Plan

5. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.

Reason

To ensure a satisfactory drainage scheme.

6. No development approved by this permission shall be commenced until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority and such a scheme shall include:-
- (a) details of all boundary treatments
 - (b) details of materials to be used in all hard surfacing
 - (c) planting details including species, heights, location and spacing
 - (d) a timetable for carrying out the scheme

Reason

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

7. The approved landscaping scheme shall be implemented within the first planting season following the commencement of occupation of the site. Any tree or shrub found dead or dying within five years of planting shall be replaced by specimens of similar type and size to the satisfaction of the Local Planning Authority.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

8. Before development commences a scheme of landscape maintenance shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscaping scheme shall be carried out in accordance with the approved schedule.

Reason

To ensure a satisfactory landscaping scheme.

Reason for Decision

This is considered to be an economically desirable and environmentally acceptable form of development compliant with relevant local and regional policies, particularly Policies EMP 2 and NUC 3 of the adopted Copeland Local Plan 2001-2016, and will demonstrably support the broader nuclear and energy agenda for West Cumbria.

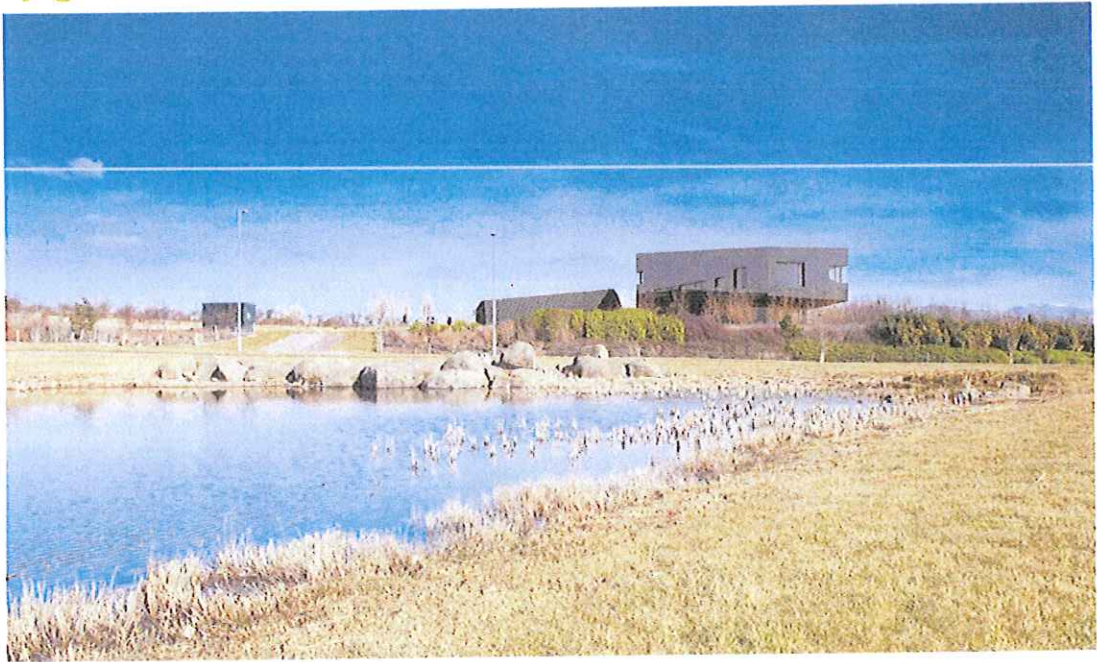
14



15



16



17



ITEM NO: 4.

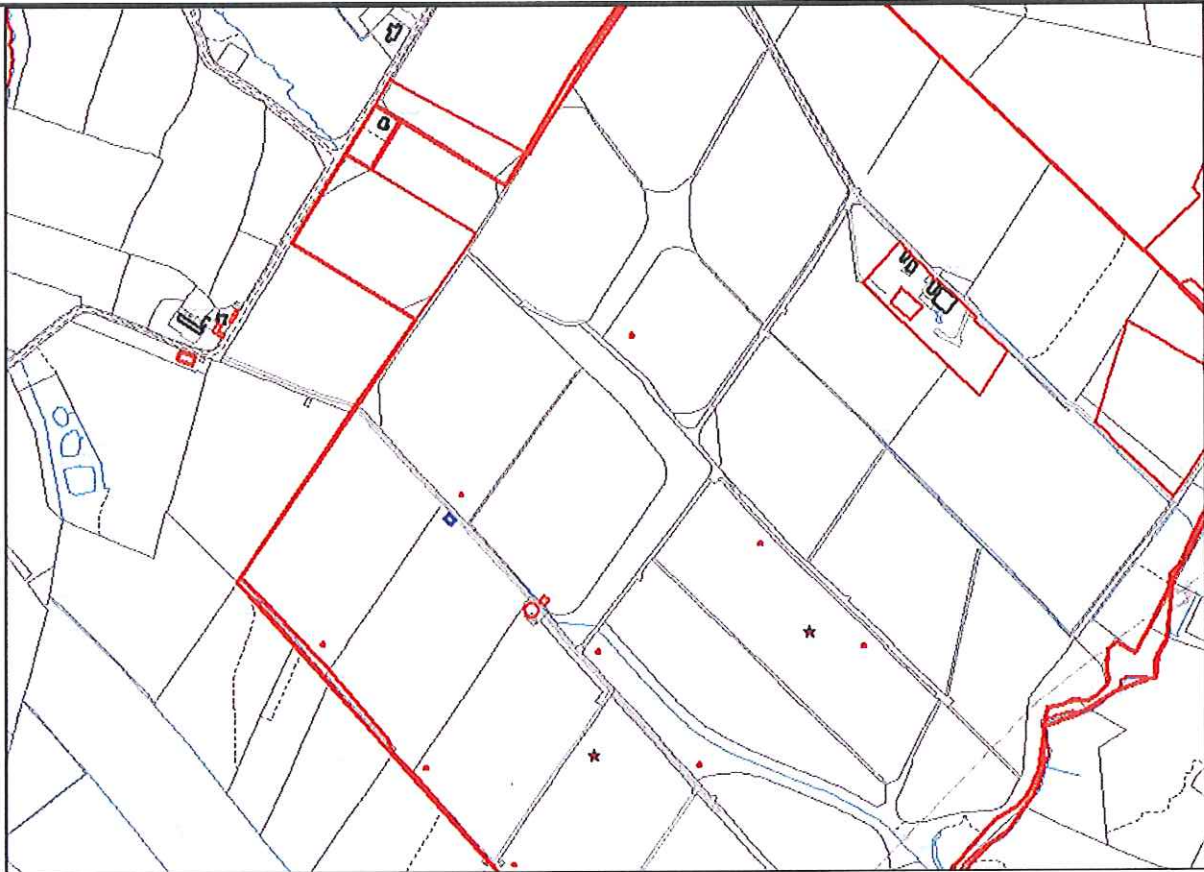


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 23/06/2010

Application Number:	4/10/2227/0F1
Application Type:	Full : CBC
Applicant:	Miss H Watson
Application Address:	FAIRFIELD FARM, PICA, DISTINGTON
Proposal	ERECTION OF ANEMOMETER MAST
Parish:	Distington
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

This application relates to Fairfield Farm which is located approximately 600 metres to the south of Pica.

Planning permission was refused for the development of this site as a wind farm consisting of five turbines and an anemometer mast in 2006 (reference 4/06/2684). This proposal was subsequently allowed on appeal in 2008.

Planning permission was granted for the erection of a 40 metre high wind monitoring mast on an alternative site to that approved for a temporary period of 12 months in 2007 (reference 4/07/2305). This permission has subsequently been renewed in both 2008 and 2009 (references 4/08/2285 and 4/09/2313).

PROPOSAL

Planning permission is now sought for the siting of an anemometer mast on the site for the lifespan of the wind farm. The planning permission requires the wind turbines to be removed from the site 25 years after the date that they are first commissioned.

The proposed mast is to be re sited approximately 90 metres to the south east of the originally approved mast. It is to be a free standing lattice structure which is to be constructed of triangulated tubular steel. It will extend up to a maximum height of 50 metres and has been designed to taper from 1.8 metres at its base up to 0.75 metres at the tip. Access is to be achieved by using an existing track on the site.

The applicants have outlined that the mast is required to meet International Electro technical Commission (IEC) standards and will provide more accurate testing of wind speeds. These standards dictate that the mast must be within 4 rotor diameters (in this case 240 metres) of the turbine that is to be monitored (turbine 3) which is the reason why the anemometer mast needs to be relocated.

The mast will be removed from the site when the wind farm is decommissioned.

CONSULTATION RESPONSES

Natural England

No objections as the change in the location of the anemometer mast is not likely to affect the natural environment.

PLANNING POLICY

Planning Policy Statement 22 sets out the Governments guidance on renewable energy. It positively promotes and encourages such development where the technology is viable and environmental, economic and social aspects can be satisfactorily addressed.

A Cumbria wide Wind Energy Supplementary Planning Document (SPD) was published in July 2007. This is supplementary guidance and advocates a consistent approach to dealing with such proposals. The Council adopted this SPD in 2008.

Policy EGY 1 of the adopted Copeland Local Plan 2001-2016 supports renewable energy developments subject to certain criteria being met including visual impact. Policy EGY 2 is specific to wind energy and requires the removal of structures and related infrastructure from the site once their operation ceases.

ASSESSMENT

The mast will be 30 metres lower than the height of the turbines and will be seen as part of the wind farm when viewed from outside the site. It has been designed to have a lattice structure which will help to minimise its visual impact within the landscape.

The proposed resiting of the mast will also increase the separation distance with the nearest dwelling, West Croft, by approximately 95 metres. It will also allow the mast to be accessed off an existing track which will avert the need to create an extra section of track as originally planned.

There are not considered to be any good planning reasons to oppose this proposal. The removal of the mast once the wind farm ceases to operate can be adequately controlled by a suitably worded condition which can be imposed on any planning permission.

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 anemometer mast hereby approved shall be permanently removed from the site within 3 months of the date that the wind farm ceases to operate or within 25 years, whichever is the sooner. The site shall thereafter be restored to agricultural use in accordance with a scheme, including a timetable for implementation, which has been previously submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that possible dereliction and unsightliness is avoided.

Reason for Decision

The erection of a single 50 metre high anemometer mast adjacent to an approved wind farm is considered to be an acceptable form of development in accordance with Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 5.

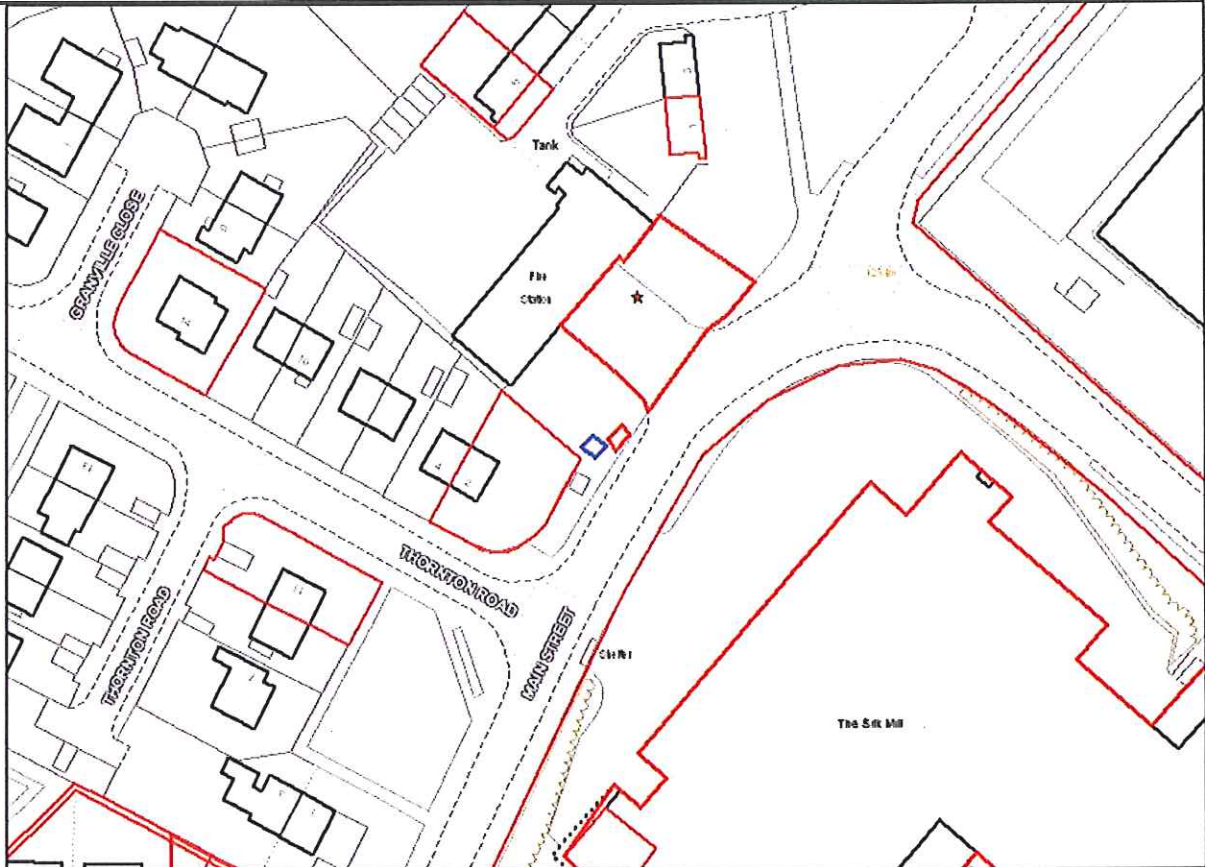


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 23/06/2010

Application Number:	4/10/2241/OT1
Application Type:	Telecommunications : CBC
Applicant:	Telefonica O2 UK Limited
Application Address:	CUMBRIA FIRE & RESCUE SERVICE, MAIN STREET, HENSINGHAM, WHITEHAVEN
Proposal	INSTALLATION OF A RADIO BASE STATION CONSISTING OF A SHAREABLE 15M SLIMLINE STREETWORKS COLUMN WITH CABINETS TO THE BASE
Parish:	Whitehaven
Recommendation Summary:	Approve Telecommunications



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).

PROPOSAL

This proposal is submitted under part 24 of the Town and Country Planning (General Permitted Development) Order 1995. The Council has 56 days to notify the applicant where prior approval is required for the siting and appearance of the development.

The proposal seeks consent to erect a 15 metre high telecommunications column with associated equipment on a grass verge adjacent to the public footpath in front of the Fire Station at Hensingham. The mast is required to improve the structure of the 3G network in the area which in itself would improve the coverage and call capacity of the network around Whitehaven.

The development comprises a single pole measuring 15 metres above ground level which will support 6 3G antennae. The mast has been designed so that the antennae are shrouded in a cover so that they are not visible. Additional equipment and an electrical supply are to be housed in two small green cabinets at the base of the mast adjacent to the pavement.

A technical and planning justification for the proposal accompanies the application. The applicants outline that under their licence agreement they have to provide coverage to 80% of the UK population. They have identified a gap in the Hensingham area and they have been trying to locate a suitable site to enhance coverage in this localised area. They have provided details of a number of sites that have considered within the search area in the past 3 years.

Permission was refused in 2007 for the siting of a 15 metre high mast on the Main Street in Hensingham on the grounds of impact on visual amenity due to its scale and siting on a main thoroughfare within a built up residential area. Since 2007 the applicants have considered a number of other options including the Romar Workwear and G & M Supplies sites. They claim that all of the sites considered have proven unsuitable due to either lack of agreement with the landowner, the presence of underground services or unsuitable topography.

Planning permission was granted for the installation of a 15 metre high mast on an area of highway verge on Richmond Hill Road in 2009. Following the receipt of a substantial amount of opposition from both local residents and several schools in the neighbourhood Cumbria County Council have offered the applicants this site as an alternative in order to appease these local concerns. The County Council have only offered the site to the front of the fire station as they do not want to prejudice any potential for redevelopment of the existing building to the rear of the site.

The applicants withdrew a previous application on this site in February 2010 as United Utilities highlighted that there is an underground sewer which runs underneath the site to which they require permanent access. This current proposal is a resubmission of this proposal and the mast has been moved back into the site by 3 metres to avoid interference with the underground sewer.

The applicants have clarified that this mast is not to replace the existing telecommunication equipment that is currently housed on the Seekers site. This equipment is operated by a different user.

CONSULTATION RESPONSES

Highways Control Officer

No objections as the proposed development does not affect the highway. The applicant will need to agree safe working practices with the County Council whilst working adjacent to the highway.

Neighbours

Three letters of objection have been received from local residents which raise concerns about the proximity of the mast to their homes and local schools and the impact that it would have on their health, their amenities, including mobile phone and WIFI reception, the value of their properties and also the impact on the appearance

of the local area. They consider that the previous objections to other telecommunication masts in the local area equally apply to this site.

PLANNING POLICY

Government guidance outlined in PPG 8 (Telecommunications) seeks to limit the visual intrusion of telecommunications development and, as such, advocates where possible, the need to explore sharing facilities with other operators by making use of existing buildings or structures.

With regards to health issues it states that the Government is firmly of the view that the planning system is not the appropriate mechanism for determining health safeguards. In the Government's view if a proposal meets the International Commission on Non Ionizing Radiation Protection (ICNIRP) guidelines for public exposure it should not be necessary for a Local Planning Authority, in processing an application for planning permission or prior approval, to consider the health aspects and concerns about them. The Applicants have confirmed that the current proposal meets the ICNIRP guidelines.

Policy SVC 8 of the adopted Copeland Local Plan 2001-2016 reflects the advice set out in PPG 8. It states that the following factors should be taken into account when considering telecommunication development:-

- The need to generally avoid high quality landscapes and particularly visually prominent locations and to protect areas of natural and man made conservation importance including Conservation Areas and Listed Buildings and their setting
- The need to site and design equipment in such a way as to minimise its impact on the surrounding area including adjacent or nearby residential areas
- In the case of masts, the availability of alternative sites or the possibility of sharing facilities with other operators. New masts will only be permitted if it can be demonstrated that mast sharing is impractical.

ASSESSMENT

The proposed mast will be a shared site between two operators. In an attempt to reduce the impact of the mast it has been designed so that the six antennae are covered. Although it is higher than any of the other vertical structures within the locality there are a number of street lights and telegraph poles which do add some element of clutter to the street scene. The site will also be seen against the backdrop of the Fire Station building and a number of existing trees are to be retained which will help to soften its visual impact especially when viewed from the Main Street.

The main area for concern is the proximity of the mast to the adjoining residential properties on Thornton Road to immediately to the south. Whilst the nearest property will be within 15 metres of the mast this dwelling is at an angle which will restrict direct views of the structure.

The other main concern raised by local residents relate to health issues. The guidance in PPG 8 clarifies that the planning system is not the appropriate mechanism for determining health safeguards. In the Governments view, if a proposed development meets the ICNIRP guidelines for public exposure it should not be necessary for a Local Planning Authority in processing an application to consider further the health aspects and concerns about them. The applicants have submitted a certificate which confirms that the mast meets the ICNIRP guidelines for public exposure.

On balance this site is considered to offer a better location for a mast than the previously approved scheme on Richmond Hill Road.

Recommendation:-

Approve Telecommunications

ITEM NO: 6.

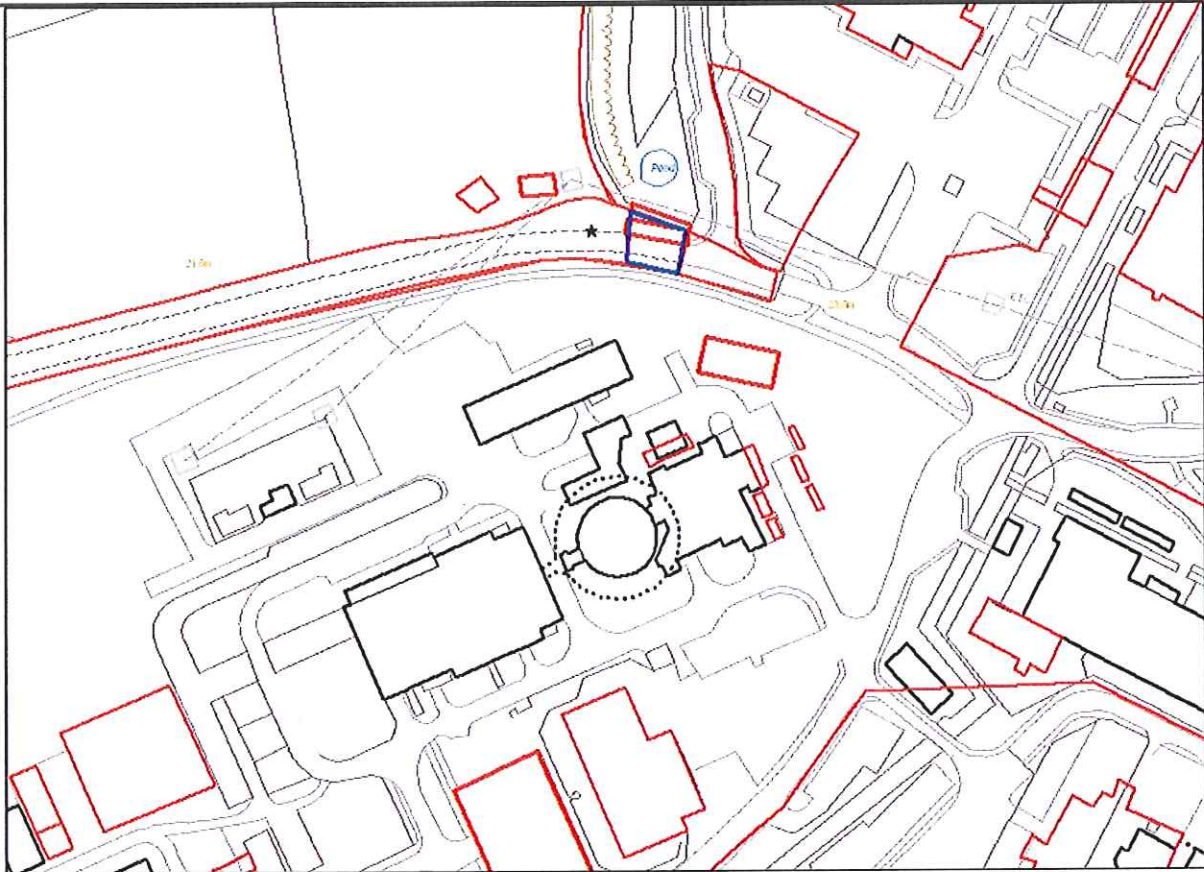


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 23/06/2010

Application Number:	4/10/2267/0F1
Application Type:	Full : CBC
Applicant:	Sellafield Limited
Application Address:	SELLAFIELD, SEASCALE
Proposal	PROPOSED MODIFICATIONS TO SPPI BUFFER STORE DEVELOPMENT
Parish:	St Bridgets Beckermest
Recommendation Summary:	Delegated subject to no objection



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).

Planning permission was originally granted for the Sludge Packaging Plant Buffer Store (SPP1) in 2006 (4/06/2469/0F1 refers) which is centrally located within the licensed Sellafield Site. Construction work is currently underway and when operational it will provide a facility for the treatment and interim storage of waste sludge currently held in nearby B30. In terms of design the building consists of a rectangular box constructed of reinforced concrete with a services annexe and a pipebridge section for connection to the Magnox Fuel Storage Pond. It houses 3 stainless steel sludge storage vessels, effluent collection vessel and associated plant.

This application seeks significant modifications to the building to make it more functional and suitable for current needs which are detailed as follows:

- Construction of a weather proof enclosure over the main operating floor to protect personnel from the weather. This will be situated at the top of the structure and take the form of an 8m high aluminium profiled cladded over building in grey to be sited over the 46.35m by 27.5m dimensioned floor. As a

consequence this will increase the overall height of the building from 15.5 metres to some 21 metres.

- Changes to the position and height of the stack to a maximum of 3 metres above roof pitch level.
- Provision of two liquid sampling facilities housed in small cabinets for weather protection purposes.

This is a large industrial building of functional design, whilst the changes proposed are significant, resulting in alterations to its height and external appearance, they are visually inconspicuous when the general industrial setting of the building within the nuclear site is taken into account. The proposed alterations are therefore considered an acceptable form of development in accordance with Policies DEV 6 and NUC 2 of the adopted Copeland Local Plan 2001-2016.

Recommendation:-

That delegated authority is given to the Development Control Manager to grant planning permission subject to no adverse comments being received before 6 July 2010 in response to statutory consultation procedures and subject to the following condition:

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.

Reason for Decision

The proposed modifications to the Sludge Packaging Plant Buffer Storage Building situated within the licensed Sellafield Site, which will improve working conditions and result in altering the height and external appearance of the building, are considered acceptable in accordance with Policies DEV 6 and NUC 2 of the adopted Copeland Local Plan 2001-2016.

Application Number	4/10/2139/0F1
Applicant	Mr and Mrs I Hughes
Location	LAND TO REAR OF HOWE BARN, ARLECDON, FRIZINGTON
Proposal	ERECTION OF ONE AND A HALF STOREY BUNGALOW
Decision	Approve (commence within 3 years)
Decision Date	19 May 2010
Dispatch Date	19 May 2010
Parish	Arlecdon and Frizington
Application Number	4/10/2140/001
Applicant	Mrs M Wilson
Location	LAND TO THE SIDE OF PANDORA COTTAGE, 15 MAIN STREET, DISTINGTON
Proposal	OUTLINE FOR RESIDENTIAL DEVELOPMENT
Decision	Approve in Outline (commence within 3 years)
Decision Date	11 June 2010
Dispatch Date	11 June 2010
Parish	Distington
Application Number	4/10/2161/0F1
Applicant	Mrs A Oliver
Location	GLENLEA GUEST HOUSE, STAMFORD HILL, LOWCA, WHITEHAVEN
Proposal	ERECTION OF DETACHED, SINGLE DOMESTIC GARAGE
Decision	Approve (commence within 3 years)
Decision Date	18 May 2010
Dispatch Date	18 May 2010
Parish	Lowca
Application Number	4/10/2164/0F1
Applicant	Mr S Brownlow
Location	THE OLD BARN, BLACKBECK, EGREMONT
Proposal	TWO STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	18 May 2010
Dispatch Date	18 May 2010
Parish	Haile

Application Number	4/10/2167/0F1
Applicant	
Location	SELLAFIELD SITE, SELLAFIELD, SEASCALE
Proposal	MINOR ADJUSTMENTS TO THE ALIGNMENT OF EXISTING FENCE LINE
Decision	Approve (commence within 3 years)
Decision Date	18 May 2010
Dispatch Date	18 May 2010
Parish	St Bridgets Beckermest
Application Number	4/10/2170/0F1
Applicant	Mr J Benn
Location	SMAITHWAITE FARM, LAMPLUGH, WORKINGTON
Proposal	EXTENSION TO EXISTING AGRICULTURAL BUILDING
Decision	Approve (commence within 3 years)
Decision Date	28 May 2010
Dispatch Date	28 May 2010
Parish	Lamplugh
Application Number	4/10/2172/0F1
Applicant	Mr R Williamson
Location	64 HOLBORN HILL, MILLOM
Proposal	TWO STOREY EXTENSION TO REAR
Decision	Approve (commence within 3 years)
Decision Date	28 May 2010
Dispatch Date	1 June 2010
Parish	Millom
Application Number	4/10/2176/0F1
Applicant	Mr P Walsh
Location	16 PEARSON CLOSE, MOOR ROW
Proposal	SINGLE STOREY REAR EXTENSION & EXTERNAL RAMP
Decision	Approve (commence within 3 years)
Decision Date	18 May 2010
Dispatch Date	18 May 2010
Parish	Egremont

Application Number	4/10/2177/0F1
Applicant	O'Connor Fencing Limited
Location	CROWGARTH HOUSE, 48 HIGH STREET, CLEATOR MOOR
Proposal	CONVERSION FROM OFFICE ACCOMMODATION INTO 7 APARTMENTS
Decision	Approve (commence within 3 years)
Decision Date	19 May 2010
Dispatch Date	19 May 2010
Parish	Cleator Moor
Application Number	4/10/2178/0L1
Applicant	Mrs Sylvia Langan
Location	FLAT 3, 12c CROSS STREET, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR REPLACEMENT OF EXTERNAL DOOR & KITCHEN WINDOW
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	9 June 2010
Dispatch Date	9 June 2010
Parish	Whitehaven
Application Number	4/10/2186/0F1
Applicant	Mr P Eaves
Location	63 SOLWAY ROAD, KELLS, WHITEHAVEN
Proposal	TWO STOREY AND SINGLE STOREY EXTENSION TO REAR, REMOVAL OF EXISTING DETACHED GARAGE AND BUILD NEW DETACHED GARAGE
Decision	Approve (commence within 3 years)
Decision Date	3 June 2010
Dispatch Date	3 June 2010
Parish	Whitehaven
Application Number	4/10/2188/0F1
Applicant	Mr J McOmie
Location	7 WILLOWSIDE PARK, HAVERIGG, MILLOM, CUMBRIA
Proposal	CONSTRUCTION OF A SINGLE STOREY EXTENSION TO SIDE
Decision	Approve (commence within 3 years)
Decision Date	18 May 2010
Dispatch Date	18 May 2010
Parish	Millom

Application Number	4/10/2189/0F1
Applicant	McDonalds Restaurant Ltd
Location	MCDONALDS RESTAURANT LTD, BRIDGES RETAIL PARK, FLATT WALKS, WHITEHAVEN
Proposal	REFURBISHMENT OF RESTAURANT AND PATIO AREA, CHANGES TO ELEVATIONS & REMOVAL OF DRIVE THROUGH BOOTH
Decision	Approve (commence within 3 years)
Decision Date	3 June 2010
Dispatch Date	3 June 2010
Parish	Whitehaven
Application Number	4/10/2190/0A1
Applicant	McDonalds Restaurant Ltd
Location	MCDONALDS RESTAURANT LTD, BRIDGES RETAIL PARK, FLATT WALKS, WHITEHAVEN
Proposal	VARIOUS ADVERT SIGNS - 2 FASCIAS, 5 FREESTANDING SIGNS, 2 POST MOUNTED BANNERS, 1 WALL MOUNTED BANNER & 1 CUSTOMER ORDER DISPLAY
Decision	Approve Advertisement Consent
Decision Date	3 June 2010
Dispatch Date	3 June 2010
Parish	Whitehaven
Application Number	4/10/2194/0F1
Applicant	Mr G Hawley
Location	22 LOOP ROAD SOUTH, WHITEHAVEN
Proposal	PROPOSED DEMOLITION OF EXISTING DETACHED GARAGE AND EXISTING OFFSHOOT EXTENSION TO DWELLING & CONSTRUCTION OF NEW SINGLE STOREY EXTENSION WITH INTEGRAL GARAGE
Decision	Approve (commence within 3 years)
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	Whitehaven

Application Number	4/10/2195/0F1
Applicant	Sellafield Limited
Location	SELLAFIELD, SEASCALE
Proposal	RENEWAL OF TEMPORARY PLANNING PERMISSION 4/00/0136/0 FOR SINGLE STOREY MODULAR BUILDING WASTE RETRIEVAL FACILITY INCLUDING A MESS/CHANGE ROOM BUILDING
Decision	Approve
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	St Bridgets Beckermest
Application Number	4/10/2197/0F1
Applicant	Furness Building Society
Location	6 MARKET SQUARE, MILLOM
Proposal	PROPOSED ALTERATIONS TO CREATE NEW FRONTAGE/FACADE TO FRONT AND SIDE
Decision	Approve (commence within 3 years)
Decision Date	9 June 2010
Dispatch Date	9 June 2010
Parish	Millom
Application Number	4/10/2198/0A1
Applicant	Furness Building Society
Location	6 MARKET SQUARE, MILLOM
Proposal	REPLACEMENT OF EXISTING SIGNAGE AND ERECTION OF 1 No. EXTERNALLY ILLUMINATED PROJECTING SIGN
Decision	Approve Advertisement Consent
Decision Date	9 June 2010
Dispatch Date	9 June 2010
Parish	Millom
Application Number	4/10/2199/0G1
Applicant	Mr A Rowell
Location	70 KING STREET, WHITEHAVEN
Proposal	APPLICATION FOR REMOVAL OF A CONDITION FOLLOWING GRANT OF PLANNING PERMISSION (4/09/2003/0F1) TO REPLACE EXISTING TIMBER WINDOWS WITH UPVC WINDOWS
Decision	Refuse removal of condition
Decision Date	9 June 2010
Dispatch Date	9 June 2010
Parish	Whitehaven

Application Number	4/10/2200/0F1
Applicant	Copleys (Cumbria) Limited
Location	35 LOWTHER STREET, WHITEHAVEN
Proposal	CHANGE OF USE FROM RETAIL TO OFFICE USE FOR A LETTING AGENCY
Decision	Approve (commence within 3 years)
Decision Date	11 June 2010
Dispatch Date	11 June 2010
Parish	Whitehaven
Application Number	4/10/2201/0A1
Applicant	Copleys (Cumbria) Limited
Location	35 LOWTHER STREET, WHITEHAVEN
Proposal	ERECTION OF ONE FASCIA SIGN AND ONE PROJECTING SIGN
Decision	Approve Advertisement Consent
Decision Date	11 June 2010
Dispatch Date	11 June 2010
Parish	Whitehaven
Application Number	4/10/2202/0F1
Applicant	Mr D McKibbin
Location	26 EARLS ROAD, BRANSTY, WHITEHAVEN
Proposal	SINGLE STOREY EXTENSION TO FORM UTILITY ROOM
Decision	Approve (commence within 3 years)
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	Whitehaven
Application Number	4/10/2203/0F1
Applicant	Mr Alan Rowell
Location	11, STRAND STREET, WHITEHAVEN, CUMBRIA
Proposal	ALTERATION OF WINDOW INTO A DOOR TO CREATE A SEPARATE ENTRANCE TO COMMERCIAL UNIT
Decision	Approve (commence within 3 years)
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	Whitehaven

Application Number	4/10/2205/0F1
Applicant	Mr Derek Evans
Location	7 CHURCH WALK, MILLOM
Proposal	ERECTION OF PORCH TO SIDE
Decision	Approve (commence within 3 years)
Decision Date	25 May 2010
Dispatch Date	25 May 2010
Parish	Millom
Application Number	4/10/2206/0A1
Applicant	Mr David McDonagh
Location	35 KING STREET, WHITEHAVEN
Proposal	ERECTION OF ONE FASCIA SIGN & ONE ILLUMINATED HANGING SIGN
Decision	Approve Advertisement Consent
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	Whitehaven
Application Number	4/10/2207/0F1
Applicant	Kingscrown Properties Limited
Location	UNIT 10, SNECKYEAT INDUSTRIAL ESTATE, SNECKYEAT ROAD, WHITEHAVEN
Proposal	SUB-DIVISION OF EXISTING INDUSTRIAL UNIT
Decision	Approve (commence within 3 years)
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	Whitehaven
Application Number	4/10/2208/0F1
Applicant	Mr L Brown-Telfer
Location	40 BUTTERMERE AVENUE, WOODHOUSE, WHITEHAVEN
Proposal	DETACHED GARAGE
Decision	Approve (commence within 3 years)
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	Whitehaven

Application Number	4/10/2210/0F1
Applicant	Mr G Rothery
Location	19 RANNERDALE DRIVE, WHITEHAVEN
Proposal	ERECTION OF DETACHED GARAGE
Decision	Approve (commence within 3 years)
Decision Date	3 June 2010
Dispatch Date	3 June 2010
Parish	Whitehaven
Application Number	4/10/2212/0F1
Applicant	Sellafield Limited
Location	SELLAFIELD, SEASCALE
Proposal	INSTALLATION OF ORANGE PCS LTD TELECOMMUNICATION EQUIPMENT ON THE EXISTING 25m MAST
Decision	Approve (commence within 3 years)
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	St Bridgets Beckermest
Application Number	4/10/2213/0N1
Applicant	Mr W Agnew
Location	AINFIELD, JACKTREES ROAD, CLEATOR
Proposal	NOTICE OF INTENTION FOR AGRICULTURAL BUILDING
Decision	Approve Notice of Intention
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	Cleator Moor
Application Number	4/10/2216/0N1
Applicant	Mr J Lister
Location	COCKLEY GILL FARM, LAMPLUGH
Proposal	NOTICE OF INTENTION FOR ROOFING OVER SHEEP PEN AND CREATION OF CATTLE FEEDING AREA
Decision	Approve Notice of Intention
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	Lamplugh

Application Number	4/10/2218/0F1
Applicant	Mr Jackson
Location	23 ALBERT STREET, MILLOM
Proposal	2 STOREY EXTENSION AT REAR OF PROPERTY
Decision	Approve (commence within 3 years)
Decision Date	9 June 2010
Dispatch Date	9 June 2010
Parish	Millom
Application Number	4/10/2223/TPO
Applicant	Open Spaces CBC
Location	TRINITY GARDENS, SCOTCH STREET, WHITEHAVEN
Proposal	REMOVAL OF SYCAMORE TREE WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	Whitehaven
Application Number	4/10/2225/0F1
Applicant	Mr G Gibson
Location	1 CHERRY TREE COTTAGE, THE GREEN, MILLOM
Proposal	TWO STOREY EXTENSION TO SIDE TO PROVIDE ANNEXED ACCOMMODATION
Decision	Approve (commence within 3 years)
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	Millom Without
Application Number	4/10/2233/0F1
Applicant	Mr G Fallows
Location	47 LONSDALE ROAD, MILLOM
Proposal	KITCHEN EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	8 June 2010
Dispatch Date	8 June 2010
Parish	Millom

Application Number	4/10/2236/0F1
Applicant	Mr Terry Parry
Location	36 BOW FELL ROAD, WHITEHAVEN
Proposal	CONSERVATORY TO THE REAR OF THE HOUSE
Decision	Approve (commence within 3 years)
Decision Date	11 June 2010
Dispatch Date	11 June 2010
Parish	Whitehaven
Application Number	4/10/9009/0F2
Applicant	Rachel Lightfoot
Location	FORMER TANKER DEPOT, LAND ADJACENT TO HIGH ROAD, WHITEHAVEN
Proposal	TEMPORARY STORAGE OF EXCESS MATERIAL FROM NEARBY RESIDENTIAL DEVELOPMENT COMPRISING OF ANHYDRITE & SLAG
Decision	County Council Approved
Decision Date	26 May 2010
Dispatch Date	26 May 2010
Parish	Whitehaven
Application Number	4/10/9010/0F2
Applicant	Whitehaven School
Location	WHITEHAVEN SCHOOL, CLEATOR MOOR ROAD, WHITEHAVEN
Proposal	ERECTION OF A SHELTER - OUTDOOR COVERED SEATING AREA APPROX. 46m LONG, 3.3m WIDE
Decision	County Council Approved
Decision Date	26 May 2010
Dispatch Date	26 May 2010
Parish	