

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

PLANNING PANEL

24 June 2009

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1 4/09/2188/0

ERECTION OF DWELLING HOUSE
PLOT 1, FLEATHAM HOUSE, ST BEES, CUMBRIA.
FLEATHAM HOUSE

Parish St Bees

The Parish Council are strongly opposed to development in the grounds of Fleatham House and wish to submit an objection to this application on the following grounds:

- Fleatham House is situated within the St Bees Conservation Area. Development of Plot 1 will cause further damage to the trees which are an established feature of the village landscape.
- It will be sited close to the entrance to the site so will be visible from Finkle Street where properties are of a traditional design.
- Will be very close to the rear of properties on The Crofts with the possibility of creating problems of overlooking existing properties.
- Access is from a narrow congested stretch of road which is not suitable for the increase in traffic which will result from further development.
- The village has suffered from serious flooding in recent years and a survey of the drainage system has been undertaken by Cumbria Highways. This revealed that the drainage system is antiquated and no longer able to cope with demands for surface water drainage in the 21st century. There are no funds available to replace the system and it would be inappropriate to allow further development in the area.

A proposal to erect a detached two storey, three bedroomed dwelling with a separate double garage on a plot in the grounds of this country house hotel, which is situated within St Bees Conservation Area. The site is located towards the bottom of the long, tree lined driveway to the hotel on the east side and comprises an existing sloping area laid to lawn. It has a number of trees on it which are protected as part of a woodland TPO covering the whole of the hotel grounds.

Vehicular access to the plot would be via the gated driveway serving the hotel, off Finkle Street, which is considered to be a prominent and important feature within the Conservation Area that should be retained and the application does not propose to alter this.

The application is accompanied by a design and access statement, a supporting planning statement and an arboricultural report / assessment.

The dwelling would be positioned on the site so that the front faces south onto the driveway with an individual access off it to the garage / parking area. The design reflects the local vernacular in

style and incorporates traditional elements and finishes including sandstone and roughcast tender and a slate pitched roof.

The planning history relating to this site is relevant, particularly the most recent application prior to this for three dwellings on the upper part of the hotel grounds which was recently allowed on appeal. (4/08/2728/OF1 refers).

In summary the planning history comprises:

- A full application to erect seven detached dwellings within the grounds, subsequently amended to four was withdrawn in 2005 (4/04/2223/OF1 refers).
- Individual applications for four detached dwellings were refused, contrary to officer recommendation, in 2006. (4/05/2906/OF1, 4/05/2907/OF1, 4/05/2908/OF1 and 4/05/2909/OF1 refer) on the grounds that the proposed development would adversely impact on the trees and the conservation area generally.
- 8 applications for tree works within the grounds since 2004.
- An application for four detached dwellings, subsequently amended to three, was then refused in May last year, contrary to officer recommendation, for the following reason "The proposed residential development would adversely impact on the existing and future well being of the trees protected by a Tree Preservation Order and the St Bees Conservation Area generally, at variance with Policies DEV 6, ENV 10, ENV 26 and ENV 27 of the adopted Coepland Local Plan 2001-2016". (4/08/2728/OF1 refers) This was allowed on appeal in December 2008.

Seven letters of objection have been received from local residents who express concern on the following collective grounds:

1. An extra house will damage the ground and the trees in this protected area which forms the only major wooden area in the village.
2. Will result in the overlooking of the adjacent property at Fleatham Farm.
3. Loss of light / overshadow land adjacent.
4. Nuisance from construction traffic.
5. Adverse affect on infrastucture, particularly the surface water drainage system. Any new build is going to have a large impact upon the current situation on High House Road as the amount of run off will increase.
6. Question the need for further building of large, expensive dwellings in the village - because the market in the area is overloaded with this kind of dwelling and in the current market they are not selling.
7. Building in the grounds is goi9ng to destroy the character of this impressive house.
8. The grounds are an attractive feature of the village and the trees are a major part of this.
9. No justification for felling mature trees to make way for development.
10. The new dwellings will be sited only 3m from the site boundary

and will have windows that will overlook the Fleatham Farm development and will only be some 7 metres from elevation to elevation.

11. Site is very elevated in relation to the courtyard of Fleatham Farm and will tower 5-6m above the site as well as 8-9m above the development.
12. Query affect on the stability of a retaining wall to Fleatham Farm as it will be sited within 3m of it.
13. Plans are not to scale and do not show impact accurately on neighbouring property opposite and how much it will overshadow it.
14. Potential for overlooking neighbouring dwelling as it is being built on higher ground and will make several rooms unusable, particularly the conservatory.
15. Will not be able to use their garden due to being overlooked.
16. Concern that the vibrations from HGV's using the access would damage their property.

The objections raised in respect of general infrastructure are matters which have been addressed already via the local plan process. The question of need for this type of dwelling is also not a material planning consideration.

As regards drainage the site is within flood zone 1. However, in view of the local situation a scheme for a suitable surface water drainage arrangement could be secured by condition.

There is separate environmental protection legislation to control any nuisance likely to be caused by construction traffic. Any damage caused by them though and similarly and grounds / wall stability issues are matters to be resolved between the individual parties concerned.

As regards access the Highway Authority maintain the view that the existing arrangement could be detrimental to highway safety causing manoeuvring difficulties at the entrance to the grounds. It is considered that improvements here, which would involve widening the gates and removing the sandstone wall, would have a detrimental affect on the character and appearance of the Conservation Area and would not be sanctioned. The traffic generated by one additional plot is arguably unlikely to cause significant harm to highway safety.

A key issue the proposal raises is the potential impact on the existing protected trees within the site and the Conservation Area generally. When the original tree survey was undertaken for the whole site it revealed that within this particular plot three trees would need to be removed which were categorised as being of poor quality with eight specimen trees within and bordering the plot being retained and protected. The block plan demonstrates that the position of the dwelling will have minimal impact on the root protection areas identified of the retained trees situated nearest to the dwelling. The Council's Landscape Officer has requested further information. However, given the previous appeal decision and the fact the Inspector was of the view that the loss of trees within the grounds generally

was justified with adequate replanting being proposed, it is considered that the protection for the retained trees and their future management can be adequately controlled by condition.

The concerns raised by the immediate neighbours behind and in front are relevant and it is inevitable there will be some effect on neighbouring privacy by the presence of a house opposite. In respect of the property in front, situated on the neighbouring residential estate of The Crofts, its rear elevation overlooks the hotel grounds and driveway and out onto this plot. In terms of windows this contains a kitchen and side elevation of a conservatory on the ground floor with a bedroom above. The front elevation of the proposed dwelling, which is sited almost directly opposite, contains a hall and kitchen / dining room window on the ground floor with one bedroom window at first floor level. The separation distance between them is some 12 metres. Policy HSG 8 of the adopted Copeland Local Plan 2001-2016 states that normally 21 metres should be provided between facing elevations. Whilst this falls short of that distance it has to be taken into account that there are particular mitigating circumstances. This application materially differs from the previous scheme submitted originally as part of the previous application. 4/08/2728/0F1 refers) Conscious of the potential impact on the neighbouring properties the proposed dwelling has been carefully designed and sited so as to minimise the impact to the front and rear, with the number of habitable room windows being substantially reduced. The detailed plans indicate that the position of the windows are at an oblique angle to each other. Taking this into account, and noting the extent of the existing vegetation in between that provides substantial cover, their proximity is not considered so significant to cause undue overlooking / loss of privacy to justify refusing the application. It should also be noted that the dwelling is so positioned that there is no direct overlooking from windows to the properties at Fleatham Farm to the rear which are currently being converted to residential use.

The only outstanding issue now to consider is the impact of the proposal on the character and appearance of the Conservation Area and specifically the relationship of the proposed new dwelling to the entrance to the hotel grounds and the feature gateposts and sandstone wall. In this respect the Inspector's views in allowing the previous application on the adjacent site is instrumental and, in my opinion, constitutes a significant material consideration. Whilst there has been previous concern about the potential impact of developing the plot adjacent to the entrance it is my opinion that this can no longer be substantiated. The Inspector considered that the design of the dwellings in the grounds would have a positive impact on the Conservation Area and would preserve its character and appearance. The design of this dwelling complements the other approved plots. Taking this into account and the distance the dwelling would be sited from the entrance way, which is some 46 metres, it is considered that it would be viewed as part of the existing group of traditional buildings at Fleatham Farm and, as such, its impact on the entrance, and in turn, the Conservation Area, would be minimal.

In conclusion, it is considered that this scheme for the erection of a single dwelling on plot 1 represents an acceptable form of development that can be achieved with minimal adverse impact on neighbouring amenity and the protected trees in accordance with Local Plan Policies HSG 4, HSG 8, ENV 10 and ENV 26. It has also been demonstrated that the position and design of the dwelling positively enhances the Conservation Area in compliance with Policy ENV 26 which supports such proposals which promote controlled and positive change in Conservation Areas.

Recommendation

Approve (commence within 3 years)

2. This permission shall relate to the following plans and documents as received by the Local Planning Authority on the respective dates:

Location Plan, scale 1:2500, received 5th May 2009.

Plot 1 Details, scale 1:100, drawing no. 06/12/550-02a), received 5th May 2009.

Site Plan 2, scale 1:200, drawing no. 06/12/550-08, received 5th May 2009.

Arboricultural Report & Arboricultural Assessment of the Proposal by Bruce Hatton & Associates, received on 5th May 2009.

Design & Access Statement, HFT Gough & Co, received 5th May 2009.

3. The setting out of the building, hardstanding and driveway hereby approved shall be marked out on site such that a minimum separation distance of 1m is provided between the root protection areas of any retained tree and the development and this setting out shall be approved in writing by the Local Planning Authority prior to the commencement of construction. The development shall be carried out in accordance with the approved setting out.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development permitted by Classes A, B, D, E, F or G of Schedule 2 Part 1 (The enlargement, improvement or other alteration of a dwellinghouse, the provision of any building, enclosure, pool, hardstanding or domestic heating oil storage container) shall take place other than as expressly authorised by this permission without the prior written permission of the Local Planning Authority.

5. No works or development shall take place until a scheme in accordance with BS 5837:2005 for the management of existing trees on the site and for their protection during construction as well as for replacement tree planting, including species and sizes with a proposed timetable for planting and a maintenance regime, has been submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be carried out in accordance with the approved details and timetable.
6. If within a period of two years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written approval to any variation.
7. The erection of fencing for the protection of retained trees, in accordance with condition 5 above shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.
8. Public footpath N423004 which runs along the southern boundary of the site shall be maintained unobstructed at all times during construction and following completion of the development.
9. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.
10. No works or development shall take place until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be carried out in accordance with the approved details.

Reasons for conditions:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

To ensure adequate protection is afforded to the trees on the site which are subject to a TPO.

To strengthen and improve the TPO at Fleatham.

To retain control over external alterations in the interests of amenity and the protected trees on the site.

To ensure public footpath No. 423004 remains unobstructed at all times.

To ensure a satisfactory surface water drainage scheme.

Reason for Decision:

The proposal represents a satisfactory form of new housing development on this sensitive site within St Bees Conservation Area which is subject to a TPO, in accordance with Policies HSG 4, HSG 8, ENV 10 and ENV 26 of the adopted Copeland Local Plan 2001 - 2016.

2 4/09/2185/0

REVISED APPLICATION FOR NEW CLUB HOUSE
INCORPORATING NEW ELEVATIONS AND LAYOUT
WHITEHAVEN GOLF COURSE, RED LONNING, WHITEHAVEN,
CUMBRIA.
WESTERN LAKES LTD

Parish Whitehaven

This application relates to the Whitehaven Golf Course. A number of planning permissions were granted in 2008 for the redevelopment of the golf course. These works included the remodelling and upgrading of the golf course, the creation of a driving range, the construction of a 9 hole academy teaching course, the siting of 62 holiday chalets grouped in four distinct areas across the course and the erection of a new club house. As part of these works an extensive landscaping scheme was submitted to improve the appearance of the course and also to minimise its visual impact within the landscape. This included the construction of an earth mound along the Red Lonning road frontage that was requested by the County Council. This mound is currently under construction.

This application seeks permission for a revised design for the new club house. The previous approval in 2008 permitted the erection of a modern building set over two levels within the centre of the course with associated car parking. It was to replace the existing club house which comprises a collection of prefabricated structures located at the site entrance off Red Lonning to the south of the course.

The siting of the building, its car park and access all remain essentially the same as the previously approved scheme. The main change relates to the design of the building. It is now proposed to erect a single storey building which has been designed to retain a low profile on the site. To achieve this the roof will be covered with

MAIN AGENDA

dark grey metal profile sheeting which allows a shallower roof pitch to be used. The walls will be faced with brick and the building has been designed with significant areas of glazing to take advantage of the views and to provide an open aspect to the structure. A cross section has been submitted with the application which illustrates that the club house now being proposed would be slightly lower than the approved building.

Access is to be achieved from an existing service road within the site that runs from the main entrance at Red Lonning Lane. This service road is to be upgraded. It will serve a new car parking area which is to be provided on a series of terraces to the east of the building. It will comprise a total of 103 spaces which is designed to accommodate both golfers and also other non playing visitors to the club house. It is intended that the club house is open to non members of the course and will provide a restaurant and bar facilities.

CONSULTATION RESPONSES

Cumbria County Council has raised no strategic objection to this application as it is a revision to a previously approved scheme.

The Highways Control Officer originally raised some issues relating to the layout of the proposed car park. An amended layout plan has since been submitted to resolve these issues. He has requested that the original conditions for the club house are applied to any new permission to ensure that adequate access and traffic calming measures are achieved.

The County Council Rights of Way Officer has confirmed that the changes will not directly affect the public right of way.

A landscaping scheme has been submitted with the application which illustrates the proposed planting both within the car park and also around the building. The Council's Landscaping Officer is satisfied that the landscaping scheme proposed is adequate, subject to proper maintenance.

The Council's Flood and Coastal Defence Engineer has asked that proper maintenance is undertaken to ensure that the proposed methods of surface water management are working as they are designed to do to ensure that the site does not increase flood risk elsewhere.

A Flood Risk Assessment was submitted with the previous application. The Environment Agency has repeated its request that conditions are attached to any permission to secure the implementation of both an adequate surface water regulation scheme and also a detailed foul drainage scheme.

United Utilities have raised no objections to the proposal provided that the site is drained on a separate system with only foul drainage connected into the foul sewer.

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The Council's Scientific Officer has indicated that stability could be an issue as the golf course is an old mining area and there are several capped air shafts in the area. He has suggested that an appropriate condition is attached to any permission. It was established in 2008 that the previous open cast operation on the site has obliterated all extant coal workings. The site was reinstated in accordance with a scheme agreed with the Council. Members previously accepted that issues relating to stability and foundations would be dealt with under Building Regulations.

Natural England has raised no comments on the latest scheme.

PLANNING POLICIES

There are a number of relevant planning policies within the adopted Copeland Local Plan 2001 - 2016 against which this application should be judged. Policy TSM 1 encourages visitor attractions and their development and enhancement. Policy RUR1 reflects the advice given in the North West Regional Spatial Strategy of supporting the local economy by encouraging economic regeneration in rural areas.

Policy SVC 14 supports proposals for new or expanded outdoor recreation and leisure facilities.

All of these policies need to be balanced against the impact that any proposals have on the rural landscape and wildlife or conservation importance (Policies ENV 5 and ENV 9).

Policy SVC 4 requires adequate measures to deal with land drainage issues.

SUMMARY

The principle of erecting a club house on this site has already been established. The revised club house is of a simpler design and will be of a low profile with significant elements of glazing. This will give the building a light appearance and help to minimise its impact within the landscape.

A new purpose built club house will consolidate the role of the golf course as an important outdoor recreation facility and visitor attraction. It is also likely to benefit the local economy and should be supported.

Recommendation

Approve (commence within 3 years)

2. This permission relates only to the following plans and documents received on the following dates:-

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- Location Plan WCG/09/loc
 - Amended site layout plan 09/02/651-01a received on 01 June 2009
 - Elevations plan 09/02/651-03
 - Site cross section plan 09/02/651-04
 - Proposed planting plan WGC.040509 received on 01 June 2009
 - Design and Access statement by MJN Associates dated April 2009-07-12
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.
 4. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
 5. No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans.
 6. The club house shall not be brought into use until the link footway from the site access to the existing footway on the opposite side of the public highway, including suitable pedestrian crossing facilities, have been completed in accordance with such details that form part of an agreement with the Highways Authority under Section 278 of the Highways Act 1980, unless otherwise agreed in writing with the Local Planning Authority.
 7. The clubhouse shall not be brought into use until the access and parking requirements have been constructed in accordance with the approved plans. Any such access and / or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without prior written consent of the Local Planning Authority.
 8. No development approved by this permission shall be commenced until a scheme has been submitted to and approved in writing by the Local Planning Authority which illustrates a cross section for the car park related to a fixed datum point. Development shall be carried out in accordance with the approved plans.

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9. No development approved by this permission shall be commenced until a scheme for traffic calming measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved details before any works associated with this development commence on site.
10. The temporary works access on Round Close Park shall not be used to serve the construction of this development and shall be maintained as an emergency access only.
11. The approved landscaping scheme shall be implemented within the first planting season following commencement of occupation of the clubhouse. 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.
12. No development approved by this planning permission shall be commenced until a scheme of landscaping maintenance has been 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 details.
13. No construction works on the clubhouse shall commence until the landscape work and tree planting proposed under application 4/08/2413 (course layout) has been completed.
14. Within two months of the completion of the new clubhouse the existing clubhouse shall be demolished and the site restored to grass.
15. No development approved by this planning permission shall be commenced until an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the clubhouse is first brought into use.

Reasons for the above conditions:

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

In the interests of visual amenity.

To ensure satisfactory provision of drainage facilities to serve the proposed development and to reduce the increased risk of flooding.

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To prevent pollution of the water environment.

To ensure that the highway network can accommodate the traffic associated with the development. To support Local Transport Plan Policies: LD5, LD6 and LD7.

To ensure that a minimum standard of access provision when the development is brought into use. To support Local Transport Plan Policies: LD5, LD6 and LD7.

To ensure the safety of users of the public right of way across the golf course.

In the interest of residential amenity.

In order to enhance the appearance of the development and minimise the impact of the development in the locality.

In order to minimise any adverse landscape and visual effects that would arise from the development.

To ensure that there is minimal light pollution in this rural area.

Reason for decision:

This is considered to be an acceptable form of development associated with an existing golf course which will enhance the facilities and improve leisure activities for local residents and visitors to the area and will benefit the local economy in accordance with Policies TSM1, RUR1 and SVC14 of the adopted Copeland Local Plan 2001 - 2016.

3 4/09/2186/0

OUTLINE APPLICATION FOR CONSTRUCTION OF NEW
PRIMARY MEDICAL CARE CENTRE - RESUBMISSION
LAND OFF, BIRKS ROAD, CLEATOR MOOR, CUMBRIA.
CUMBRIA TEACHING PRIMARY CARE TRUST

MAIN AGENDA

Parish

Cleator Moor

No objections

This application relates to an open area of land which lies between the Howgill Centre and Cleator Moor Boxing Club. Outline planning permission is sought for the erection of a medical care centre. The centre will accommodate extensive medical facilities and also a dental practice comprising four dental surgeries.

Although the application is only in outline form an indicative layout has been submitted with the application which shows a T shaped building that is to be sited on the front portion of the site fronting onto Birks Road. It is anticipated that the building will be of a two storey design and will cover a total floor area of approximately 1200sq.m. A new access is to be constructed off Birks Road which will serve a car parking area to the rear of the building. A total of 62 spaces will be provided.

As this site is brown field land a site investigation report has been submitted with the application. This concludes that parts of the land will require some form of remediation to allow the development to proceed.

A Transport Assessment has also been provided which confirms that the site is readily accessible by public transport and that the local road network is capable of accommodating the additional traffic that would result from this proposal.

CONSULTATIONS

The Highways Control Officer has recommended that improvements are made to both the visibility along Birks Road and also the internal layout of the car park.

The Manager at NE Copeland has submitted a letter in support of the application in which she emphasises the need for the facility and also the benefits it would bring to the area. It forms part of both the Neighbourhood Action Plan and the mini master plan for the town. This is also an opportunity to secure a building which makes an architectural statement within the town.

The Council's Flood and Coastal Defence Engineer has requested that the building is connected up to mains drainage. United Utilities has raised no objections.

The Council's Scientific Officer has confirmed that there is contamination present on the site and further work and remediation will be required.

PLANNING POLICY

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Policy DEV 2 of the adopted Local Plan defines Cleator Moor as one of the key service centres where new development should be focussed. The application site falls within the development boundary for the town and is brown field land.

Policy SVC 11 encourages new and improved health facilities on sites which are related to the needs of the community and are served by a range of transport modes.

SUMMARY

This brown field site is well located within the settlement near to the town centre and is easily accessed by public transport. The provision of a new medical centre is welcome and will meet a local community need. The site is of sufficient size to accommodate a building of the scale proposed and any redevelopment will improve the appearance of this part of the town.

Details of the access and site layout will be reserved for future approval under an application for the approval of Reserved Matters. The other issues raised by the technical consultees in terms of drainage and contamination can be adequately covered by appropriately worded conditions.

Recommendation

Approve in Outline (commence within 3 years)

3. No development shall commence until details of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details at all times thereafter.
4. Development shall not begin until a scheme to deal with the contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall set out any remediation measures which are necessary.

The reasons for the above conditions are:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

To ensure a satisfactory drainage scheme.

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

MAIN AGENDA

Reason for decision:-

The erection of a medical centre on this brown field land which is located within the defined settlement boundary of a key service centre accords with the aims and objectives of Policies DEV2, DEV4 and SVC 11 of the adopted Copeland Local Plan 2001-2016.

4 4/09/2200/0

REAR EXTENSION

65, SPRINGFIELD AVENUE, WHITEHAVEN, CUMBRIA.

MR D NICHOLSON

Parish

Whitehaven

This application is being referred to the Panel at the request of the Ward member who has elected to speak on behalf of the objector.

Planning permission is sought for the erection of a single storey extension to the rear of this semi detached property which is located on Springfield Avenue. The extension is to project 6.1 metres from the existing rear elevation and will be 5.2 metres wide. The extension has been designed with a hipped roof and will have a maximum height of 3.5 metres.

Originally the extension was to be faced with brick. The applicant has been asked to consider using a dashed finish so that the extension reflects the external appearance of the existing property. Members will be updated on any response at the meeting.

An objection has been received from the adjoining neighbour. He has the following concerns:-

- The scale and design of the extension is out of keeping with similar extensions on the estate.
- The use of facing brick is uncomplimentary to the main house.
- The extension will dominate the surrounding gardens.
- It will result in loss of daylight and overshadowing due to the proximity of the extension to the shared boundary.
- The proposed use of the extension as a games room will result in noise and is likely to cause nuisance to neighbouring properties.
- The excavations and positioning of foundations in close proximity to the boundary may result in stability problems to his property.

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He concludes by requesting that Members undertake a site visit before determining this application.

The objector has previously added a conservatory extension to the rear of his property without the need for planning permission under permitted development. This extension is sited within close proximity to the shared boundary and has glazing within the side elevation which overlooks the applicant's garden to a significant degree. This unneighbourly impact is accentuated as the conservatory is set at a higher level than the application site. A photograph is attached to illustrate the relationship between these two properties.

Policy HSG 20 of the adopted Copeland Local Plan 2001 - 2016 sets out the criteria that should be considered when assessing proposals for extensions or alterations to existing dwellings. It states that these will be permitted so long as:-

1. The scale, design and choice of materials involved respect the character of the parent property with the use of pitched roofs wherever practicable.
2. They would not lead to a significant reduction in day lighting available to either the parent property or adjacent dwellings.
3. They would not create potential noise nuisance, security or privacy or overlooking problems for residents of either the parent property or adjacent dwellings.
4. They would not result in a loss of 50% or more of the undeveloped curtilage of the parent property.

In my view the proposed extension represents an acceptable form of development that satisfies the above policy criteria. The objector's concerns relate mainly to the impact of the extension upon his conservatory extension which exerts a significant effect upon the applicant's property. Any impact upon the objector's property resulting from this proposal would not be so significant as to warrant refusal of planning permission and, as such, approval is recommended.

Recommendation

Approve (commence within 3 years)

2. Representative samples of the facing brick to be used shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reasons for conditions:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.



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

Reason for decision:-

An acceptable domestic extension to this semi-detached dwelling which accords with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

5 4/09/2204/0

(PART 24 OF THE TOWN & COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER 1995) THE INSTALLATION OF A RADIO BASE STATION CONSISTING OF A 12.5M SLIMLINE STREETWORKS COLUMN WITH CABINETS TO THE BASE RICHMOND HILL ROAD, HENSINGHAM, WHITEHAVEN, CUMBRIA.
TELEFONICA O2 UK LTD

Parish Whitehaven

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 12.5 metre high telecommunications column with associated equipment adjacent to the public footpath on Richmond Hill Road, Hensingham 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 12.5 metres above ground level which will support 3 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 state 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 been

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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 residential area. Since 2007 the applicants have considered a number of other options including the Roamar Workwear site, G & M Supplies and the Fire and Rescue station. 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. They state that they have been unable to locate any other sites which would provide the level of coverage that they seek.

The Highways Control Officer has advised that he has no objections to this proposal from a highway point of view although the applicants will need to ensure that they obtain all licences and permits before works commence on site.

United Utilities have no objections although they do stress that care should be taken during construction to ensure that there is no damage to the public sewer close to the proposed works.

There is local opposition to this proposal. One letter of objection and a petition containing 14 signatures from local residents have been received. The main points of concern raised are as follows:-

- The mast is excessive in height
- Health implications for radiation omitted by the mast, especially in close proximity to houses
- The mast would be a focal point for children to gather and play around
- The structure would be an eyesore
- Devaluation of property
- The proximity of the mast to the road junction and potential danger of cars crashing into it.
- It will hamper deliveries to the Spar shop as wagons currently have to drive onto the grass verge to obtain sufficient space in order to reverse into the car park to the delivery bay.
- Potential loss of nearby trees as they are likely to hinder reception.
- There are other more appropriate sites away from a residential area, especially at the Copeland athletics stadium which is higher than the proposed site.

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Government guidance outline 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 SVC8 of the adopted Copeland Local Plan 2001-2016 reflects the advice set out in PPG8. 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.

The proposed mast will be a shared facility between two operators. In an attempt to reduce the impact of the mast it has been lowered from 15 metres to 12.5 metres in height and has been designed so that the three 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 chosen also has a backdrop of trees which will help to soften its visual impact, especially when viewed from the west.

The applicants have attempted to find an alternative site but have been unsuccessful. Local residents have suggested the Copeland Athletics Stadium as an alternative. This site currently houses other telecommunication equipment and is detached from residential properties. From the documentation that has been submitted it would appear that the applicants have not considered this site. On this basis they have been asked to provide a justification as to why they

MAIN AGENDA

cannot accommodate the mast on this site. Any response will be reported at the meeting.

Without a suitable alternative site Members are advised that this proposal would be difficult to resist.

Recommendation

Approve Telecommunications

6 4/09/2213/0

EXTERNAL WOODEN BALCONY TO FIRST FLOOR REAR
3, KEEKLE MEWS, WHITEHAVEN ROAD, CLEATOR MOOR,
CUMBRIA.
MR E BIRKETT

Parish Cleator Moor

No objections.

This application relates to a terraced residential unit which lies adjacent to Keekle House. The property has limited amenity space associated with it and the rear windows rely on an aspect out over the private garden area associated with Keekle House.

Planning permission is sought for the erection of a wooden balcony at first floor level on the rear elevation of this terraced property. The balcony is to project 1.7 metres from the rear wall and is to be 6 metres in length which will extend across virtually the whole width of the property. It is to be supported on three wooden legs which are to be concreted into the ground below.

The balcony is to be enclosed by a timber balustrade. This has been designed with a sloping screen on each end of the balcony which will rise in height from 1.1 metres up to a maximum height of 2.0 metres where it joins onto the rear wall of the house. The balcony is to be accessed from an existing door opening at first floor level.

Three letters of objection have been received from the occupiers of Keekle House. Their concerns are as follows:-

- Loss of privacy to their private garden area.
- It would encourage sitting out and would allow views into both their garden and also their external patio area. -
- It would set a precedent for balconies along the rear elevation of this terrace of properties.

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- There is a restrictive covenant which prevents building and the foundation would extend onto land outside the applicants control.
- Adverse impacts on wildlife, especially bats which use the eaves of the building.

Policy HSG 20 of the adopted Copeland Local Plan 2001 - 2016 sets out the criteria that should be considered when assessing proposals for extensions or alterations to existing dwellings. It states that these will be permitted so long as:-

1. The scale, design and choice of materials involved respect the character of the parent property with the use of pitched roofs wherever practicable.
2. They would not lead to a significant reduction in day lighting available to either the parent property or adjacent dwellings.
3. They would not create potential noise nuisance, security or privacy or overlooking problems for residents of either the parent property or adjacent dwellings.
4. They would not result in a loss of 50% or more of the undeveloped cartilage of the parent property.

Although the garden area associated with Keekle House is overlooked already to some degree by the existing windows on the rear elevation of this property, these windows are relatively modest in scale. In my view the creation of a balcony in this location is likely to exacerbate this overlooking to a degree which would cause demonstrable harm and thus result in loss of privacy. The balcony would encourage sitting out and people standing on the platform would be able to look out from a more elevated position than occurs at present. The side screens that have been incorporated into the design will not be effective in preventing views down into the private garden, including the patio area adjacent to the house. On this basis I consider that the proposal fails to satisfy criterion 3 of Policy HSG 20 and, as such, is recommended for refusal.

Recommendation

Refuse

By virtue of its scale, siting and design the proposed balcony would exacerbate the overlooking of the private garden area associated with the adjoining property, Keekle House, to a degree which would result in loss of privacy that would be harmful to the living conditions of this property. As such, this proposal would be contrary to Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

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7 4/09/2218/0

CHANGE OF USE OF SUN LOUNGE AND 1 BEDROOM FROM
DOMESTIC TO A HOLIDAY COTTAGE (RETROSPECTIVE)
HOLM FORGE, BECKERMET, CUMBRIA.
MR B LEVOI

Parish St Bridgets Beckermest

- No comments received.

Planning permission is sought, in retrospect, for the conversion of domestic accommodation into a separate holiday cottage at Holm Forge, Beckermest.

This two storey dwelling is situated to the south of the Beckermest settlement, within the boundary for the village as prescribed by Policy DEV 4 of the adopted Copeland Local Plan 2001-2016. It is accessed from a single track lane which connects with the centre of the village.

The dwelling is attached to a large barn, part of which was converted in 2005 into a domestic extension for Holm Forge consisting of a sun lounge at ground floor level and additional bedroom above (4/05/2112/0 refers). During the construction, however, changes were made to the accommodation to create a kitchen at ground floor level and a bathroom in the roof space.

These changes were noted during a site visit in April 2009. An application was submitted to convert the remaining portion of the barn into a two bedroomed holiday flat (4/09/2140/0 refers). This application was withdrawn on officer's advice in order to address the works undertaken without the benefit of planning permission.

Within the grounds of the application site, permission was granted in 2003 for the conversion of a derelict forge building to a holiday let (4/03/1316/0 refers) which is now completed and in use.

This application therefore seeks permission for the residence in its current form. At ground floor level it contains a lounge measuring 3.5m x 6.5m and a small separate kitchen area. At the rear of the property it has a small shared porch area with the applicant's property, Holm Forge. To the first floor is a bedroom measuring 3.5m x 7.0m and then further into the roof space is a bathroom. Externally no changes will be made to the existing sandstone elevations or slate roof. The windows and doors are in brown painted timber.

The Highways Authority has raised an objection to the proposal with regard to the access arrangements. The site is accessed via the narrow single track lane onto the single track public highway (U4405) under conditions of restricted visibility which, in turn, accesses on the C4013 via another substandard junction. The Authority recommends

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that the application should be refused for the following reasons:-

1. The increased use of the access onto the public highway resulting from the proposed development would, by reason of the limited visibility from and of vehicles using the access, be likely to result in additional danger to all users of the road.
2. The roads servicing the proposed development are inadequate by reason of insufficient widths and horizontal alignments to accommodate the likely increase in traffic.

No other objections have been received to the proposal.

In determining this application Members should consider whether the development of a small holiday unit is likely to create a demonstrable risk to highway safety, especially as the space applied for has already been granted permission to be converted into residential use. The proposal also has benefits insofar as it adds to the stock of tourism accommodation in the Borough.

In terms of planning policy, the proposal would need to comply with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016 regarding housing within settlement development boundaries which states that "Within the defined limits of settlements prescribed by Policy DEV 4, proposals for housing redevelopment involving existing buildings or previously developed land will be permitted subject to the requirements of other plan policies".

On balance, while the retrospective nature of the application is not condoned, the proposal is considered to be an acceptable form of development and it is therefore recommended for approval in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

2. The residential unit hereby approved shall be occupied solely for holiday letting purposes and shall not be sold or let as a permanent dwelling.

Reasons for conditions:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

The site is not considered appropriate for permanent residential use.

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Reason for decision:-

The proposal represents an acceptable part conversion of an existing building to provide holiday accommodation in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

8 4/09/2234/0

RENEWAL OF PERMISSION FOR DROP-IN CENTRE FOR
YOUNG PEOPLE
1A, SOUTH PARADE, SEASCALE, CUMBRIA.
REV. P PEACOCK

Parish

Seascale

- Have no objections to the renewal of the permission but request that this is for a period of one year only as the centre has only been open for a short time and they have not yet had chance to make a proper appraisal.

In August 2008 temporary planning permission was granted for a change of use from a shop to a drop-in centre known as "Shackles Off" for teenagers within this end of terraced property on South Parade in Seascale (4/08/2335/0 refers). Permission was granted on a 12 month basis to enable the Local Planning Authority to monitor and review the situation.

A renewal of this planning permission is now sought for the continued operation of the centre.

The property is situated within a built up area of Seascale directly opposite the beach front public car park. The terrace is part residential and part commercial with a mixture of uses including a beauty salon, butchers, food outlet and convenience store.

The aim of this volunteer run centre is to provide a safe, caring, drug and alcohol free environment for young people between the ages of 12 and 18. The centre consists of a cafe style environment at ground floor level, providing free refreshments, support, advice and counselling if needed. The project is under the umbrella of the Methodist Church and supported by three churches within Seascale Village.

There was strong backing for the previous application with 16 letters of support and only 3 letters of objection received. In terms of this application, to date, ten letters of support have been received

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and no objections.

Proposed opening hours are to be modified slightly from those existing to allow the centre to be open on any weekday afternoon, between 2pm and 5pm and, on one-off occasions, Saturday afternoons between 2pm and 4pm. Additionally, the applicant is requesting more flexibility in terms of evening opening. Normally the centre will be open Friday and Sunday evenings (between 7pm and 10pm) but on occasion they might wish to open on a third night.

Within the application the project leader comments that the centre has had a successful year and has been working in partnership with the Police, Connexions, Youth Offending Team and various other agencies. They comment that there have been no incidents or complaints and that a good relationship has been established with the local community.

In response to statutory consultation procedures the Highway Authority raise no objections. No representations have been received from the Council's Environmental Health Department or Cumbria Police.

As regards the Parish Council's comments, it is considered that this community facility has been satisfactory operating for a year and this is evident through the array of support having been received from local residents. Within this period the Local Planning Authority are not aware of any concerns having been received and, as such, a further temporary permission is considered unjustified.

In terms of planning policy, Policy SVC 11 of the adopted Copeland Local Plan presumes in favour of allowing new community facilities, as does Regional Spatial Strategy Policy L1. The building is considered to be well located for such a use which provides an important facility for young people in the village.

Recommendation

Approve (commence within 3 years)

2. The use hereby permitted shall not be open to the public outside the hours of 9.45am and 10.00pm on any day.

Reason for conditions:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

To minimise the risk of undue disturbance to nearby property owners/occupiers.

MAIN AGENDA

Reason for decision:-

An acceptable proposal to provide a permanent community facility within the village of Seascale in accordance with Policy SVC 11 of the adopted Copeland Local Plan 2001-2016.

Schedule of Applications - DELEGATED MATTERS

4/09/2082/0	Distington	MODIFICATIONS TO COURSE LAYOUT AND LEVELS DISTINGTON GOLF COURSE, & DRIVING RANGE, CHARITY LANE, DISTINGTON, WORKINGTON, CUMBRIA. MR R GATE
4/09/2155/0	Cleator Moor	OUTLINE APPLICATION FOR A DWELLING IN THE FORME WOODYARD REAR OF, 47, TRUMPET ROAD, CLEATOR, CUMBRIA. MRS S GRAHAM
4/09/2156/0	Cleator Moor	LISTED BUILDING CONSENT FOR REMOVAL OF BOARDING TO 1 NO WINDOW INSTALLATION OF NEW TEXTURED CLEATOR MOOR LIBRARY, MARKET SQUARE, CLEATOR MOOR, CUMBRIA. CUMBRIA COUNTY COUNCIL
4/09/2117/0	Seascale	DOUBLE GARAGE AND CONCRETE SHED 64, GOSFORTH ROAD, SEASCALE, CUMBRIA. MRS S MINNIKIN
4/09/2125/0	Whitehaven	SINGLE STOREY EXTENSION - AMENDED SCHEME- 4/08/2168/0 30, DENT ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR S NELSON
4/09/2129/0	Whitehaven	PROPOSED TWO STOREY EXTENSION TO LIVING ROOM & BEDROOM & SINGLE STOREY EXTENSION TO REAR FOR 30, ELIZABETH CRESCENT, BAY VISTA, WHITEHAVEN, CUMBRIA. MR K HOWLAND
4/09/2132/0	Cleator Moor	CONSERVATORY TO REAR 9, DENT PLACE, CLEATOR MOOR, CUMBRIA. MR & MRS G & J DURHAM
4/09/2142/0	Parton	LISTED BUILDING CONSENT FOR SUNROOM TO REAR TOLL BAR COTTAGE, BRANSTY ROAD, WHITEHAVEN, CUMBRIA. MR A CONGDON
4/09/2144/0	St Johns Beckermest	TWO STOREY EXTENSION OLD MILL FARMHOUSE, MILL LANE, BECKERMET, CUMBRIA. MR S GRAHAM
4/09/2146/0	Egremont	DISABLED PERSONS SCOOTER STORE 21, ROYAL DRIVE, GULLEY FLATTS, EGREMONT, CUMBRIA. MR F CHIKASHA

Schedule of Applications - DELEGATED MATTERS

4/09/2147/0	Whitehaven	FORMATION OF A DRIVEWAY GORSEFIELD, BRANSTY ROAD, WHITEHAVEN, CUMBRIA. MR V NORMAN
4/09/2149/0	Whitehaven	ERECTION OF GARAGE PLOT 5, GARAGE SITE, WHITE PARK, WHITEHAVEN, CUMBRIA. MR A McDONALD
4/09/2151/0	Whitehaven	EXTENSION OF EXISTING GARAGE 48, CORONATION DRIVE, WHITEHAVEN, CUMBRIA. MISS L CHAPPLE
4/09/2160/0	Whitehaven	SINGLE STOREY SUN-ROOM EXTENSION TO REAR 12, NEW ROAD, WHITEHAVEN, CUMBRIA. MR & MRS HOWLAND
4/09/2161/0	Lowside Quarter	REAR CONSERVATORY LE PAYS VERT, DENT ROAD, THORNHILL, EGREMONT, CUMBRIA. MR AMEY
4/09/2162/0	Parton	EXTENSION TO FIRST FLOOR (OVER EXISTING SINGLE STOREY EXTENSION) 2, SCREEL VIEW, PARTON, WHITEHAVEN, CUMBRIA. MR J McCOY
4/09/2164/0	Egremont	EXTEND AND WIDEN EXISTING CONSERVATORY TO REAR 8, PEEL GARDENS, BIGRIGG, EGREMONT, CUMBRIA. MR & MRS STORR
4/09/2167/0	Whitehaven	PROPOSED TWO STOREY EXTENSION FOR BEDROOM AND UTILITY, ERECTION OF FRONT BOUNDARY WALLS AND 11, ULLSWATER AVENUE, RICHMOND, WHITEHAVEN, CUMBRIA. MR D TAYLOR
4/09/2169/0	Moresby	EDWARDIAN STYLE REAR CONSERVATORY 9, FALCON PLACE, MORESBY PARKS, WHITEHAVEN, CUMBRIA. MR & MRS WILKINSON
4/09/2176/0	Cleator Moor	SINGLE STOREY KITCHEN/BATHROOM EXTENSION TO REAR 4, KILN BROW, CLEATOR, CUMBRIA. MR G GRAHAM

Schedule of Applications - DELEGATED MATTERS

4/09/2177/0	Arlecdon and Frizington	ERECTION OF DOMESTIC GARAGE AVONDALE, FRIZINGTON ROAD, FRIZINGTON, CUMBRIA. MR M W KENMARE
4/09/2178/0	Whitehaven	SINGLE STOREY EXTENSION TO CONTAIN GARAGE, UTILITY, KITCHEN & SITTING AREA 59, HOLLY BANK, THE HIGHLANDS, WHITEHAVEN, CUMBRIA. MR M TRIPP
4/09/2179/0	Whitehaven	FIRST FLOOR EXTENSION TO ENLARGE BEDROOM INCORPORATING JULIETTE BALCONY TO FRONT & 17, HOLLY BANK, THE HIGHLANDS, WHITEHAVEN, CUMBRIA. MR I GRIBBEN
4/09/2196/0	Lamplugh	TWO STOREY EXTENSION TO PROVIDE CAR PORT WITH EXTENSION OVER & EXTERNAL STAIRCASE WINDER BROW FARM, WINDER, FRIZINGTON, CUMBRIA. MR S RICHARDSON
4/09/2124/0	Whitehaven	ALTERATION & EXTENSION WORKS TO PROVIDE 2 NO COMMUNITY ROOMS & CONSERVATORY WEST CUMBRIA COMMUNITY &, FITNESS CENTRE, WHINLATTER ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA MR M MCMULLEN
4/09/2136/0	Cleator Moor	SIX DETACHED BUNGALOWS ALDBY GROVE, CLEATOR MOOR, CUMBRIA. MR C HUDDART
4/09/2158/0	Millom	ERECTION OF GARAGE & 1.8M BOUNDARY WALL 19, ESTUARY CLOSE, MILLOM, CUMBRIA. MR G FARQUHAR
4/09/2171/0	Millom	CHANGE OF USE OF GROUND FLOOR FRONT ROOM FROM SHOP TO RESIDENTIAL 24, NEWTON STREET, MILLOM, CUMBRIA. MR & MRS J SIMS
4/09/2175/0	St Johns Beckermert	DEMOLISH SUBSTANDARD TIMBER 'COW KENNEL' BUILDING, ERECT ENLARGED REPLACEMENT CATTLE YEORTON HALL, OAKLANDS, EGREMONT, CUMBRIA. MR J HEWITSON
4/09/2183/0	Egremont	CHANGE OF USE OF GARDEN AND PATIO AREA TO A WALKERS "POP IN" CAFE 6, CHURCH STREET, MOOR ROW, CUMBRIA. MRS M DRINKALL
4/09/2194/0	St Johns Beckermert	AGRICULTURAL BUILDING

Schedule of Applications - DELEGATED MATTERS

		LOW THORNY FARM, CARLETON, EGREMONT, CUMBRIA. MR P SHERWEN
4/09/2199/0	Drigg & Carleton	DETACHED DOUBLE GARAGE WITH ROOM ABOVE WINDOWS GABLE END AND ROOF LIGHTS PINFOLD LODGE, DRIGG, HOLMROOK, CUMBRIA. MR & MRS J CARNALL
4/09/2217/0	St Johns Beckermest	AGRICULTURAL BUILDING FIELD NO. 7411, THORNHILL, EGREMONT, CUMBRIA. MR I OSBORN
4/09/2130/0	Haile	EXTENSIONS TO CATTLE HOUSING & IMPLEMENT STORE BUILDINGS HIGH BROADLEY FARM, CALDERBRIDGE, CUMBRIA. MR A LOWREY
4/09/2131/0	Lowside Quarter	ERECTION OF 2.4M HIGH GALVANISED POWDER COATED PALISADE FENCING BRIDGE END INDUSTRIAL ESTATE, BRIDGE END, EGREMONT, CUMBRIA. NORTHERN TRUST COMPANY LTD
4/09/2137/0	Millom	EXTENSION TO PROVIDE SUN LOUNGE & UTILITY ROOM 36, LOWTHER ROAD, MILLOM, CUMBRIA. MR STEEL
4/09/2141/0	Millom	SINGLE STOREY EXTENSION TO REAR 38, SALTHOUSE ROAD, MILLOM, CUMBRIA. MR S ALLINGTON
4/09/2150/0	Cleator Moor	CHANGE OF USE FROM A COACH HOUSE TO 2 BEDROOMED HOUSE (RE-SUBMISSION) THE COACH HOUSE, CLEATOR GATE, CLEATOR, CUMBRIA MR & MRS D & P WILLIAMS
4/09/2163/0	Whitehaven	ERECTION OF SHED/STORE (RETROSPECTIVE) LAND AREA REAR OF, 12-13, LONSDALE PLACE, NEW ROAD, WHITEHAVEN, CUMBRIA. MR M GRAHAM
4/09/2165/0	Whitehaven	LISTED BUILDING CONSENT FOR REPLACEMENT OF 3 WINDOWS ON FRONT ELEVATION 42, HOLLY TERRACE, HENSINGHAM, WHITEHAVEN, CUMBRIA. MRS V THOMSON