

PLANNING PANEL- 25 MAY 2011
AGENDA

		PAGE
	<u>SCHEDULE OF APPLICATIONS - CBC</u>	
Item 1	4/11/2154/0F1 Change of Use to Hot Food Takeaway (Retrospective) Millom Station, Station Road, Millom	1
Item 2	4/11/2159/0F1 Extension of Time Limit for Implementation of App No 4/11/2159/0F1 Demolition of 2 Dilapidated Houses & Erection of 12 Apartments over 4 Floors Above Ground Floor Retail/Restaurant/ Cafe/Drinking Establishment Bardywell Lane, West Strand, Whitehaven	6
Item 3	4/11/2183/0F1 Erection of Three 15m Micro Wind Turbines Yeorton Hall Farm, Egremont	13
Item 4	4/11/2194/0C1 Extension of Time Limit for Implementation Of App No 4/08/2213/0C1 – Conservation Area Consent for Demolition of 2 No Dilapidated Houses Bardywell Lane, West Strand, Whitehaven	19
Item 5	4/11/2201/0F1 Change of Use from Light Industrial to Pre-School Unit 16 Leconfield Industrial Estate, Cleator Moor	24
Item 6	4/11/2206/0F1 Full Permission for 20 Static Caravans Croft Caravan Site, Nethertown, Egremont	28
	<u>SCHEDULE OF DELEGATED DECISIONS</u>	32

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.

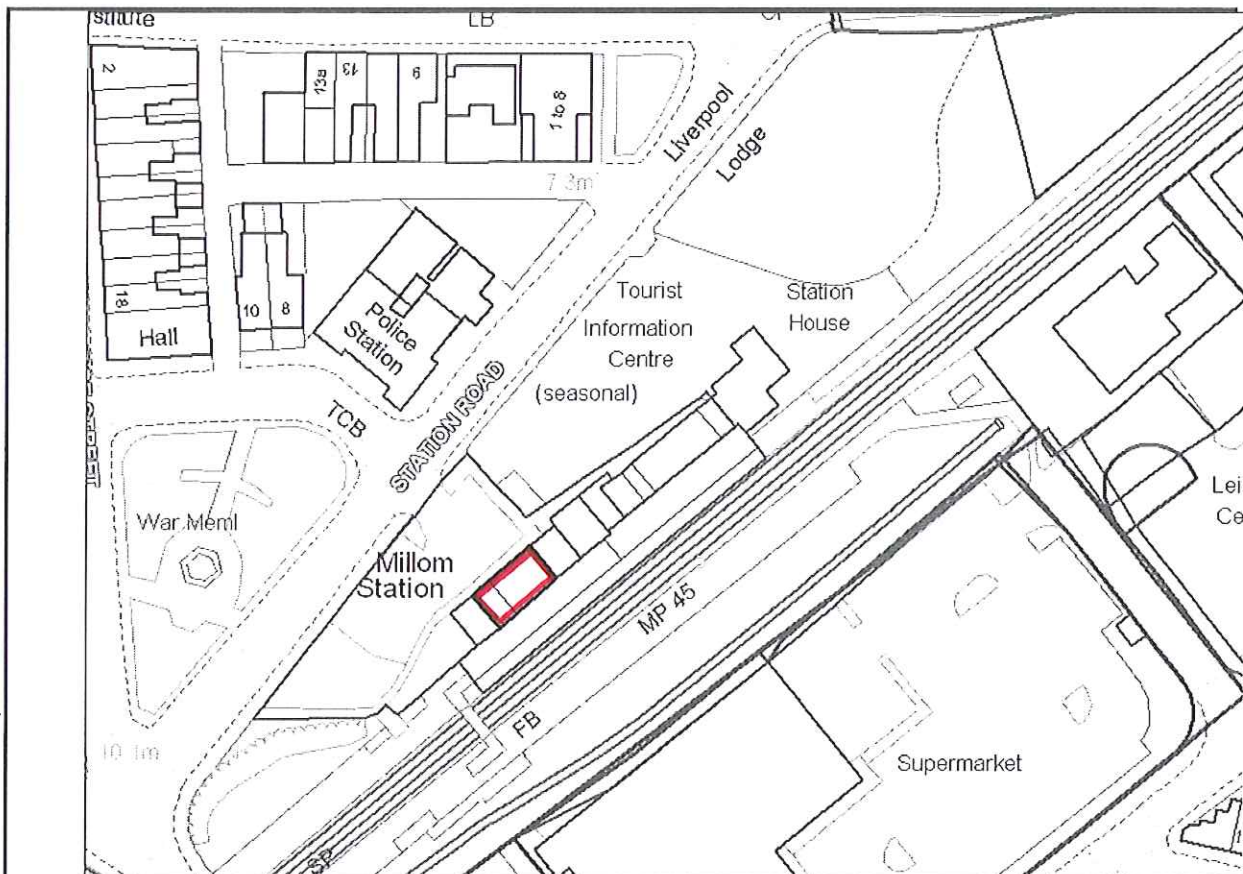


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 25/05/2011

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



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PROPOSAL

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

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

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

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

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

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

CONSULTATION RESPONSES

Millom Town Council - no representations have been received.

Highways Control Officer – no representations have been received.

Environmental Health – no representations have been received.

No representations have been received in response to publicity procedures.

PLANNING POLICY

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

Policy TCN 7 states:-

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

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

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

ASSESSMENT

The proposal is considered to satisfactorily meet the criteria set out in Policy TCN 7. There are a mixture of uses within the immediate locality including a petrol filling station, two retail outlets, a police station and a public house.

The proposal would not lead to an over concentration of takeaways in this part of the town. The majority of takeaways are concentrated around the Market Square area.

The proposed opening hours are considered to be acceptable and would be consistent with those permitted at other hot food takeaways within the centre of Millom. Notwithstanding this, an appropriately worded condition can be imposed on any planning permission to control the opening hours.

This proposal would provide a viable alternative use which would be appropriate for this town centre location.

On this basis, it is recommended that planning permission be granted.

Recommendation:-

Approve subject to:-

Conditions

1. The use hereby permitted shall not be open to the public / customers outside the hours of 11.00 - 23.00 on any given day.

Reason

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

Reason for Decision

An acceptable alternative use for these town centre premises in accordance with Policies TCN 7 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 2.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 25/05/2011

Application Number:	4/11/2159/0F1
Application Type:	Full : CBC
Applicant:	Park Portfolio
Application Address:	BARDYWELL LANE, WEST STRAND, WHITEHAVEN
Proposal	NEW PERMISSION TO REPLACE AN EXTANT PLANNING PERMISSION TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION - 4/08/2214/0F1 - DEMOLITION OF 2 DILAPIDATED HOUSES & ERECTION OF 12 APARTMENTS OVER 4 FLOORS ABOVE GROUND FLOOR RETAIL/RESTAURANT/CAFE/DRINKING ESTABLISHMENT
Parish:	Whitehaven
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application relates to a site which fronts onto Bardwell Lane opposite the Quay Street car park on the harbour side in Whitehaven.

Planning permission was granted for the demolition of the existing buildings on the site and their replacement with a four storey building that was to include retail/cafe/restaurant units at ground floor level and the use of the upper floors to provide 12 apartments in 2008. This application seeks permission to extend the timescale for the implementation of this planning permission.

PROPOSAL

The proposed building is to be four storeys in height and will be finished with a combination of red brick, render and timber cladding. The roof of the building will be flat and will include a green roof over the penthouse apartments on the upper floor.

The proposed ground floor retail/restaurant unit will be accessed off Bardywell Lane and a small terrace has been included to provide an external seating area to the front of the building.

CONSULTATION RESPONSES

English Heritage

The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Highways Control Officer

My comments have not changed since the previous application in 2008.

County Council Historic Environment Officer

An archaeological evaluation and , where necessary, a scheme of archaeological recording of the site should be undertaken in advance of development commencing. This programme of work can be secured through the use of appropriately worded conditions.

United Utilities

No objections provided that the surface water does not discharge to the foul/combined sewer as stated in the planning application. This prevents foul flooding and pollution of the environment. A condition should be attached to any permission which requires a scheme for the management of surface water to be agreed.

PLANNING POLICY

The following adopted Copeland Local Plan 2001-2016 Policies are relevant and material to the consideration of this application:-

- DEV 2 Key Service Centres – Whitehaven is defined as the key town where most new development will be focussed
- DEV 6 Sustainability in Design – advocates high quality and sustainable design in any new housing
- HSG 4 Housing within Settlement Boundaries – permits suitable proposals for residential development on appropriate sites within the designated settlement boundaries
- HSG 8 Housing Design Standards – in addition to DEV 6 above this specifies further design standards for new housing
- TCN 4 Town Centre Design – requires a high standard of design which respects the scale and character of the surrounding area
- TCN 12 Town Centre Opportunity Development Sites – this site is identified as a key development site which is deemed to be important to the regeneration of the town centre
- ENV 26 Development in and affecting Conservation Areas – only sanctions development in Conservation Areas where it preserves or enhances the character or appearance of the Area and, if appropriate, views in and out of the area. Proposals should respect the character of existing architecture and improve the quality of the townscape.

ASSESSMENT

This site occupies an important position on the edge of the harbour and is currently in a derelict state. The development of the site will have a beneficial impact in terms of improving the visual amenity of the area.

The proposed design is of a contemporary nature and this style of building was encouraged by English Heritage when the original application was submitted. The inclusion of a retail/restaurant use at ground floor level will help to bring activity to the harbour side. .

There has been no change in the circumstances since 2008 and no objections are raised to extending the timescale for the implementation of this project for a further three years.

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 survey, scale 1:100, drawing number 1774/01 received 28 April 2008
- Ground Floor and First Floor Proposals, scale 1:100, drawing number 1774/02, received on 28 April 2008
- Second and Third Floor Proposals, scale 1:100, drawing number 1774/02, received on 28 April 2008
- Penthouse Level Proposals, scale 1:100, drawing number 1774/04, received 28 April 2008
- Elevations, scale 1:100, drawing number 1774/05, received on 28 April 2008
- Design and Access Statement received on 02 July 2008
- Ground Condition Report received on 28 April 2008

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 approved by this permission shall be commenced 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.

Reason

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

4. 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.

5. No development approved by this permission shall commence within the site until the applicant has produced written confirmation of an arrangement for off street car parking to provide a minimum of 12 spaces. The agreed scheme shall be implemented and maintained thereafter.

Reason

To ensure that adequate off-street car parking is provided.

6. No development approved by this permission 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.

The written scheme will include the following components:-

- I. An archaeological evaluation to be undertaken in accordance with the agreed written scheme of investigation
- II. An archaeological recording programme the scope of which will be dependent upon the results of the evaluation and will be in accordance with the agreed written scheme of investigation.

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 examination and recording of such remains.

7. Where appropriate, an archaeological post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store, completion of an archive report and publication of the results in a suitable journal as approved beforehand with the Local Planning Authority, shall be carried out within two years of the date of commencement of the hereby permitted development or otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development.

INFORMATIVES

1. Attention is drawn to the fact that Japanese Knotweed may be present on site.
2. Surface water should discharge to the watercourse/soakaway/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate to be determined by United Utilities.
3. The applicant's attention is drawn to the opportunities for recycling rainwater for use in flushing toilets and for alternative means of energy production, such as geothermal heating.
4. In view of the need to remove the redundant steps and viewing platform in order to enhance the development it is noted that the applicant is willing to make a contribution towards the cost of the new lighting scheme to rear of the development.

Reason for Decision

The development accords with the provisions of the adopted Copeland Local Plan 2001-2016 and assists the regeneration of the harbour side. It removes a derelict site and enhances the Conservation Area and provides a lively frontage to the harbour. It provides a contemporary building with ground floor activity alongside the harbour.

ITEM NO: 3.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 25/05/2011

Application Number:	4/11/2183/0F1
Application Type:	Full : CBC
Applicant:	Mr Hewitson
Application Address:	YEORTON HALL FARM, EGREMONT
Proposal	ERECTION OF THREE 15M MICRO WIND TURBINES
Parish:	Haile
Recommendation Summary:	Refuse



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THE PROPOSAL

A proposal to erect three 11.5 kw wind turbines on agricultural land to the north west of Yeorton Hall, the applicants farm building group which is an isolated farm situated to the south of Egremont.

In terms of specification each turbine will comprise three blades with a rotor diameter of 8.56m mounted on single 15.08m high steel tower galvanised grey in colour with white/black rotary blades. The application is accompanied by a Design and Access Statement and a wind noise performance test specific to this type of turbine. The case is put forward that the turbines will be used to generate electricity for the existing dwellings in the farm unit and the farm buildings.

CONSULTATION RESPONSES

Haile Parish Council - awaited and will be reported verbally to the Panel.

Environmental Health – awaited and will be reported verbally to the Panel.

PLANNING POLICY

Planning Policy Statement 22. This sets out the Governments guidance on renewable energy and positively promotes and encourages such development ranging in size from the domestic to the commercial scale where the technology is viable and environmental, economic and social aspects can be satisfactorily addressed.

Cumbria Wind Energy Supplementary Planning Document, July 2007. This is supplementary guidance adopted by all Cumbrian Authorities and advocated a consistent approach to dealing with such proposals.

Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016. These are relevant. The former supports renewable energy developments and sets out the criteria against which all proposals for renewable energy are to be considered. This is set out below:

Proposals for any form of renewable energy development must satisfy the following criteria:

1. That there would be no significant adverse visual effects.
2. That there would be no significant adverse effects on landscape or townscape character and distinctiveness.

3. That there would be no adverse impact on biodiversity.
4. That proposals would not cause unacceptable harm to features of local, national and internal importance for nature or heritage conservation.
5. That measures are taken to mitigate any noise, smell, dust, fumes or other nuisance likely to affect nearby residents or other adjoining land users.
6. That adequate provision can be made for access, parking and any potentially adverse impacts on the highway network.
7. That any waste arising as a result of the development would be minimised and dealt with using a suitable means of disposal.
8. There would be no adverse unacceptable conflict with any existing recreational facilities and their access routes.
9. That they would not give rise to any unacceptable cumulative effects when considered against any previous extant planning approvals for renewable energy development or other existing/approved utility infrastructure in the vicinity.

Policy EGY 2 refers specifically to wind energy and requires that such proposals meet the criteria set out in EGY 1 above as well as providing for the removal of the turbines when they cease to be operational and site restoration.

ASSESSMENT

The key issues to take into account when assessing this proposal are the potential for noise disturbance to any nearby residential properties, visual impact and the effect of the proposed wind turbines on the character and appearance of the surrounding rural landscape.

As regards noise disturbance the nearest noise sensitive properties within the applicant's farm building group are some 145m and 155m distant respectively from the nearest turbine. Given these distances and the fact that the farm building group is situated at a much lower level than the application site, in a natural dip in the landscape, is it unlikely that noise will be an issue. It is expected that the Environmental Health Officers consultation response will endorse this view.

In respect of visual impact, however, it is considered that three large turbines, each standing some 20m or so in height, which is larger than the average domestic turbine, in such a prominent rural location on the apex of a hill in open countryside to the north west of the farm building group and to the west of the C4016 leading to Haile, are likely to have an adverse visual impact on the immediate and wider rural landscape at variance with criterion 1 of Policy EGY 1 of the local plan.

In terms of effect on the landscape the site is within an area identified in Cumbria Landscape Character Guidance, Part One, dated March 2011, as 'lowland ridge and valley'. This is a distinctive large scale and open landscape with simple farmed uses which is sensitive to change. It recognises that it is an area where the capacity for tall structures, such as turbines, needs to be controlled/agreed in order to maintain views. Whilst it is acknowledged there are telegraph poles in the vicinity carrying overhead power lines and there is the presence of Beckermat Industrial Estate buildings at least 450m away to the north, other vertical structures in the immediate landscape are few and far between. The proposed turbines, in my opinion, would constitute isolated prominent features in the landscape which would be incongruous in their immediate surroundings and, as such, would have a significant adverse effect on the character and appearance of the surrounding rural landscape contrary to criterion 2 of Policy EGY 1 of the local plan.

Taking the above into account it is therefore considered that the proposed siting of three large turbines in such a prominent and visually sensitive setting in open

countryside would have a materially harmful effect on the character and appearance of the surrounding rural landscape contrary to Policies EGY 1 and EGY 2 of the local plan.

Recommendation:-

Delegated authority be granted to the Development Control Manager to refuse the application after 2 June 2011 when the period for public consultation expires.

Reason for Decision

The proposed siting of three large turbines, each approximately 20m in overall height, would introduce isolated, prominent features, incongruous in their surroundings, which would have a materially harmful effect on the character and appearance of the surrounding rural landscape contrary to Policies EGY 1 and EGY 2 of the adopted Copland Local Plan 2001-2016 and the advice contained in Planning Policy Statement 22 'Renewable Energy'.

ITEM NO: 4.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 25/05/2011

Application Number:	4/11/2194/0C1
Application Type:	Conservation Area Consent : CBC
Applicant:	Mr Andrew Watson
Application Address:	BARDYWELL LANE, WEST STRAND, WHITEHAVEN, CUMBRIA, CA28 7LR
Proposal	EXTENSION OF THE TIME LIMIT FOR IMPLEMENTATION OF APP NO 4/08/2213/0C1 - CONSERVATION AREA CONSENT FOR DEMOLITION OF 2NO - DILAPIDATED HOUSES.
Parish:	Whitehaven
Recommendation Summary:	Approve Conservation Area Consent (within 3yrs)



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INTRODUCTION

This application accompanies an application for development on this site which is also included on the agenda under reference 4/11/2159/0F1. Permission is sought for an extension of the time limit for the demolition of the two buildings on the site.

The site is currently unused and is occupied by two derelict buildings which are built into the banking. As these buildings are located within the Whitehaven Conservation Area Conservation Area Consent is required for their demolition.

CONSULTATION RESPONSES

Conservation and Design Officer (NECT)

The site and properties are located within the Whitehaven Conservation Area. The application refers to an earlier permission to demolish the buildings. This appears to be in order to permit the wider development of the site. The buildings are in a poor state of repair and there could be justification for their removal if an acceptable development formed part of the process. The Conservation Area Consent should refer to the justification of the proposals, albeit by reference to an extant permission to develop the site. The two should be tied together with a condition that the demolitions will not take place until a contract has been let for the redevelopment of the site.

PLANNING POLICY

The site lies within the Whitehaven Conservation Area. Policy ENV 25 of the adopted Copeland Local Plan 2001-2016 states:-

“The demolition of buildings which make a positive contribution to a Conservation Area will not be permitted unless the Council is satisfied no viable use can be found following adequate efforts. In all cases where demolition is permitted this will be subject to the carrying out of a redevelopment scheme which enhances the Conservation Area consecutive to the demolition.”

ASSESSMENT

Whilst the site lies within the Conservation Area, the buildings are not of any particular architectural or historical interest to warrant their retention. They are in a derelict condition and their demolition will improve the appearance of the area and also allow the development of a mixed use scheme which will have significant benefits to the regeneration of the harbour side.

Recommendation:-

Approve Conservation Area Consent subject to:-

Conditions

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

Reason

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

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

- Site Location Plan, scale 1:1250, drawing number 1774-10a, received on 19 April 2011
- Site Survey, scale 1:100, drawing number 1774/01, received on 19 April 2011

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 any demolition works commence on site, a photographic record of the buildings on site must be made in accordance with a written schedule to be agreed with the Local Planning Authority.

Reason

In order to retain a record of historical artefacts on the site.

Reason for Decision

The granting of consent for demolition will allow a development to proceed which will enhance the Conservation Area and provide a lively frontage to the harbour.

ITEM NO: 5.

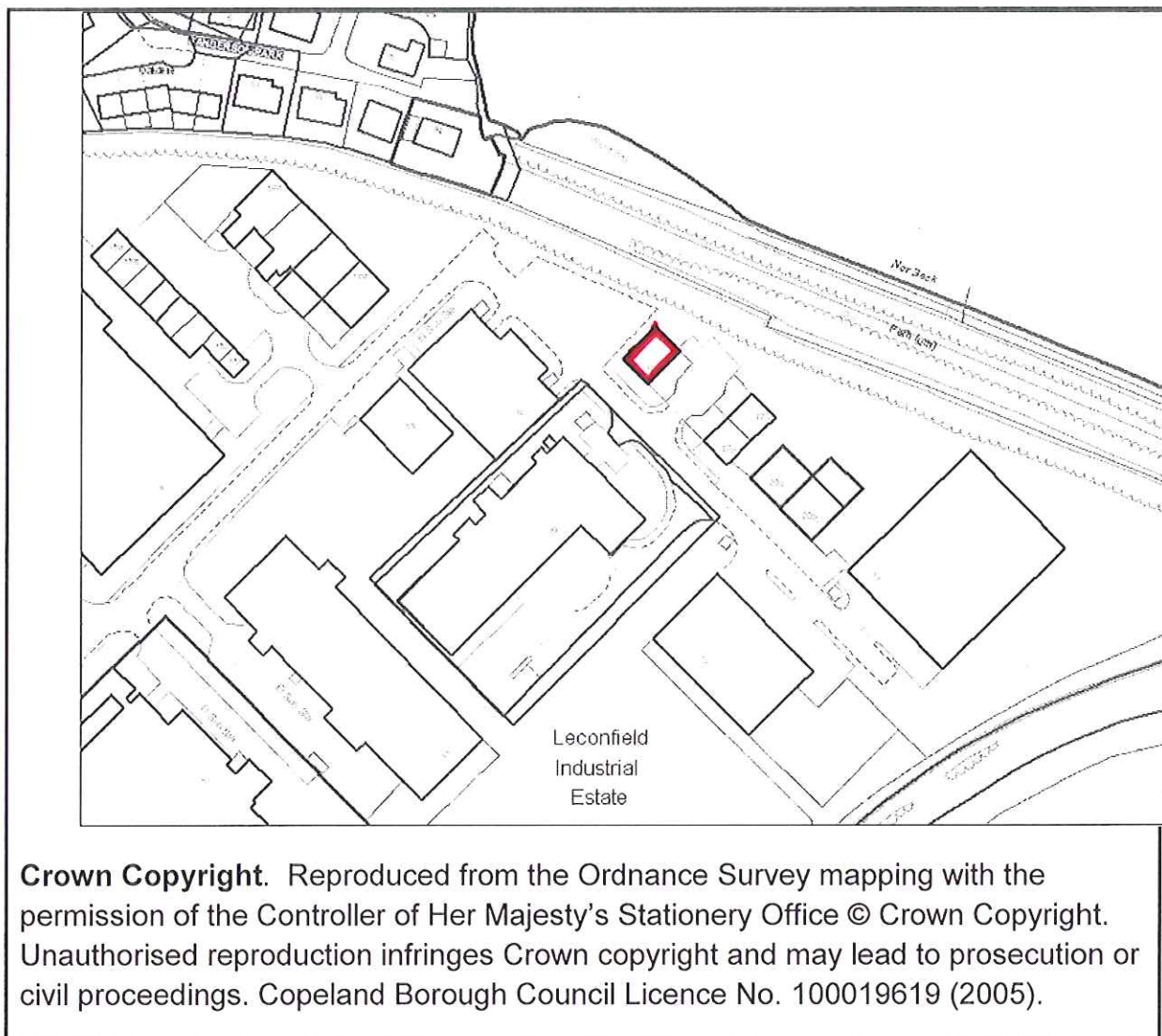


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 25/05/2011

Application Number:	4/11/2201/0F1
Application Type:	Full : CBC
Applicant:	Mr L Tattersall
Application Address:	16 LECONFIELD INDUSTRIAL ESTATE, LECONFIELD STREET, CLEATOR MOOR
Proposal	CHANGE OF USE FROM LIGHT INDUSTRIAL TO PRE-SCHOOL
Parish:	Cleator Moor
Recommendation Summary:	Approve (commence within 3 years)



PROPOSAL

This application relates to a single storey light industrial unit which is located within the Leconfield Industrial Estate at Cleator Moor.

Planning permission is sought for the conversion of the existing unit to form a pre-school facility.

The pre-school would cater for 2 to 5 year olds and would operate with a maximum of 30 places. It will be certified by Cumbria County Council and will be Ofsted registered. It would open between the hours of 07.30 and 18.00 on Monday to Friday only.

The building will be subdivided internally to create a number of separate functional spaces. Externally the only change involves the installation of a glazed panel which will sit behind an existing roller shutter door on the south east elevation. This will be used to provide access to an existing walled rear service yard which is to be used as an outdoor play area.

A large surfaced area which lies adjacent to the unit will be used to provide car parking and also a drop off facility.

It is anticipated that this proposal will create 3 full time and 2 part time jobs.

PLANNING POLICY

Cleator Moor is listed as a key service centre under Policy DEV 2 of the adopted Copeland Local Plan 2001-2016. This site is located within the development boundary for the town which is defined by Policy DEV 4.

Policy EMP 7 only permits the reuse of existing employment land and buildings for non employment purposes where the wider community benefits outweigh the loss of employment land.

ASSESSMENT

Whilst it is normal policy to seek to retain existing employment land and premises this particular unit is currently vacant and is located on an existing industrial estate which contains a number of unoccupied units. The Councils Economic Development Manager is supportive of this application.

The proposed use would provide a viable use which would also have wider community benefits including employment opportunities for up to 5 people. The presence of an enclosed yard to form a play area and sufficient space to provide adequate car parking and drop off facilities are also advantages which make the site suitable for this type of use.

As the consultation period for this application does not expire until 31st May 2011 a decision notice cannot be issued until after that date.

Recommendation:-

That delegated authority be given to the Development Control Manager to grant planning permission on the expiry of the consultation period.

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

An acceptable alternative use for this existing light industrial unit which would have wider community benefits that would outweigh the loss of an employment unit in accordance with Policy EMP 7 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 6.

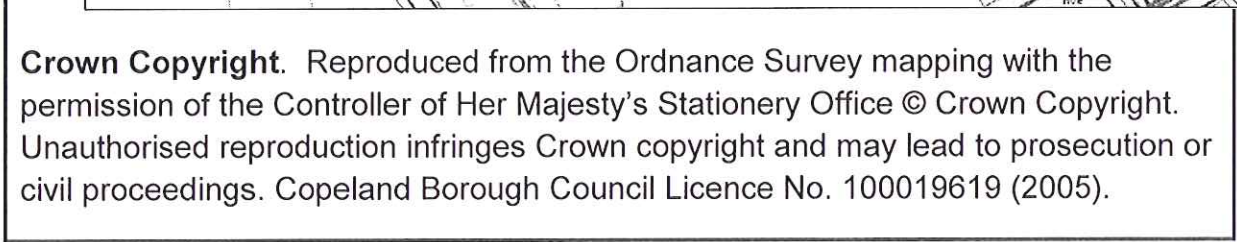


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 25/05/2011

Application Number:	4/11/2206/0F1
Application Type:	Full : CBC
Applicant:	Croft Caravan Association
Application Address:	CROFT CARAVAN SITE, NETHERTOWN, EGREMONT
Proposal	FULL PERMISSION FOR 20 STATIC CARAVANS
Parish:	Lowside Quarter
Recommendation Summary:	Approve



Planning History

Planning permission for this private member's site was originally granted some 50 years ago (EA 2390 refers) and has since been subject to a series of temporary 10 year permissions with the last consent (4/01/0142/0F1) having expired on 30 April this year. The applicants would now like a permanent permission to be granted for the site.

Consultations

As the application is still in its early stages no formal consultations have yet been received. These will be reported verbally to the Panel.

Planning Policy

The following adopted Copeland Local Plan 2001-2016 policies are considered relevant to the assessment of this application:

TSM 4 Holiday Caravans, Chalets and Camping. This permits new holiday caravans and extensions to subject to them being well screened , well related to the settlement / highway network and providing they do not adversely affect areas of undeveloped coastline.

DEV 6 Sustainability in Design. This supports high quality sustainable development in the borough.

Assessment

It is recognised this is an established private holiday site with the occupancy of the caravans restricted by virtue of a planning condition to some 10 months of the year (1 March to 7 January) and that there is no intention to alter this. The site will remain as holiday use only.

Taking the above into account it is considered that granting a permanent permission for this small caravan site, which has adequate access and facilities and is well related to the village, will not harm or adversely affect the locality in any way and as such accords with Policies DEV 6 and TSM 4 of the local plan.

Recommendation:-

Approve, subject to:

Conditions

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

Location Plan, scale 1:2500, received on 28 April 2011.

Plan View of Site, scale 1:300, received 28 April 2011.

Design and Access Statement, received 28 April 2011.

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.

2. The caravans shall only be occupied during the period 1 March to 7 January in any one year.

Reason

To ensure the caravans are not occupied as permanent dwellings.

Reason for Decision

The permanent approval of this established holiday caravan site in Nethertown is considered acceptable in accordance with Policies TSM 4 and DEV 6 of the adopted Copeland Local Plan 2001-2016.

Application Number	4/11/2088/OF1
Applicant	Mr McAvoy
Location	72 WHINLATTER ROAD, WHITEHAVEN
Proposal	TWO STOREY SIDE EXTENSION AND FRONT PORCH
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Whitehaven

Application Number	4/11/2095/OL1
Applicant	Mr A Congdon
Location	TOLL BAR COTTAGE, BRANSTY ROAD, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT TO REPAIR LEAKING ROOF USING DRY VERGE ON SOUTH FACING GABLE END
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	28 April 2011
Dispatch Date	28 April 2011
Parish	Parton

Application Number	4/11/2099/OF1
Applicant	Mr T Overfield
Location	THE BARN, UNDERHILL COTTAGE, THE HILL, MILLOM
Proposal	DEMOLITION OF EXISTING BUILDING AND BUILD NEW BARN COTTAGE
Decision	Approve (commence within 3 years)
Decision Date	5 May 2011
Dispatch Date	5 May 2011
Parish	Millom Without

Application Number	4/11/2103/OF1
Applicant	Mrs L Rowlands
Location	FORMER CAR PARK SITE, HORSFIELD CLOSE, HENSINGHAM, WHITEHAVEN
Proposal	THREE No. TERRACED DWELLING HOUSES
Decision	Approve (commence within 3 years)
Decision Date	5 May 2011
Dispatch Date	5 May 2011
Parish	Whitehaven

Application Number	4/11/2111/OF1
Applicant	Mr J Antins
Location	LAND NEAR TO 5 ELLERBECK BARNS, EGREMONT
Proposal	ERECTION OF A MICRO WIND TURBINE TO GENERATE ELECTRICITY
Decision	Refuse
Decision Date	13 May 2011
Dispatch Date	13 May 2011
Parish	St. Bees

Application Number	4/11/2119/TPO
Applicant	Mr T Conoley
Location	GHYLL BANK HOUSE, INKERMANN TERRACE, WHITEHAVEN
Proposal	REMOVAL OF ONE EUCALYPTUS TREE SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	11 May 2011

Dispatch Date	11 May 2011
Parish	Whitehaven

Application Number	4/11/2120/OF1
Applicant	Mr W Smith
Location	LONNING END, LOWCA, WHITEHAVEN
Proposal	ERECTION OF STABLES FOR PERSONAL USE (RETROSPECTIVE)
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Lowca

Application Number	4/11/2121/OF1
Applicant	Mrs N Chambers
Location	PLOT 14, FORMER WHITE SCHOOL, KELLS, WHITEHAVEN
Proposal	FOUR BEDROOMED DWELLING (RE-SUBMISSION)
Decision	Approve (commence within 3 years)
Decision Date	3 May 2011
Dispatch Date	10 May 2011
Parish	Whitehaven

Application Number	4/11/2122/OF1
Applicant	Mr S Tubman
Location	PLOT 21, FORMER WHITE SCHOOL, KELLS, WHITEHAVEN
Proposal	ERECTION OF DETACHED DORMER BUNGALOW
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Whitehaven

Application Number	4/11/2124/OF1
Applicant	C & E Builders
Location	5, 6 & 7 ELEANOR'S WAY, CLEATOR MOOR
Proposal	CHANGE OF USE FROM FIELD TO EXTENSION OF DOMESTIC GARDENS
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Cleator Moor

Application Number	4/11/2125/OF1
Applicant	Mr and Mrs S Lamb
Location	23 PARK DRIVE, MIDGEY, WHITEHAVEN
Proposal	ERECTION OF A TWO STOREY AND A SINGLE STOREY EXTENSION TO THE REAR
Decision	Approve (commence within 3 years)
Decision Date	12 May 2011
Dispatch Date	12 May 2011
Parish	Whitehaven

Application Number	4/11/2127/OF1
Applicant	Mr I Hughes
Location	ARLECDON HOWE BARN, ARLECDON, FRIZINGTON

Proposal	PROPOSED NEW DORMER BUNGALOW (REVISED SCHEME)
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Arlecdon and Frizington

Application Number	4/11/2128/0F1
Applicant	Mr J Paton
Location	GEORGIAN HOUSE, EGREMONT ROAD, HENSINGHAM, WHITEHAVEN
Proposal	SINGLE STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Whitehaven

Application Number	4/11/2131/0F1
Applicant	Mr W Blackburn
Location	3 CRINGLETHWAITE TERRACE, EGREMONT
Proposal	TWO STOREY REAR EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	St. John Beckermest

Application Number	4/11/2132/001
Applicant	Whitehaven Methodist Circuit
Location	LOWCA METHODIST CHURCH, EAST CROFT TERRACE, LOWCA, WHITEHAVEN
Proposal	NEW PLANNING PERMISSION TO REPLACE AN EXTANT PERMISSION TO EXTEND TIME LIMIT FOR IMPLEMENTATION - OUTLINE APPLICATION FOR DEMOLITION OF CHURCH & REPLACE WITH RESIDENTIAL DEVELOPMENT (4/08/2218/0)
Decision	Approve in Outline (commence within 3 years)
Decision Date	12 May 2011
Dispatch Date	12 May 2011
Parish	Lowca

Application Number	4/11/2133/TPO
Applicant	Mr T Conoley
Location	GHYLL BANK HOUSE, INKERMEN TERRACE, WHITEHAVEN
Proposal	REMOVAL OF ONE SYCAMORE TREE SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	4 May 2011
Dispatch Date	4 May 2011
Parish	Whitehaven

Application Number	4/11/2134/0F1
Applicant	Forestry Commission
Location	DENT FOREST, NANNYCATCH ROAD, CLEATOR
Proposal	CONSTRUCTION OF CAR PARK
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011

Dispatch Date	10 May 2011
Parish	Cleator Moor

Application Number	4/11/2136/OF1
Applicant	Mrs L Macmillan
Location	15 CHURCH STREET, WHITEHAVEN
Proposal	CONVERSION OF FIRST AND SECOND FLOORS - RESIDENTIAL ACCOMMODATION TO BEAUTY SALON
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Whitehaven

Application Number	4/11/2142/OF1
Applicant	British Telecom
Location	EGREMONT TELEPHONE EXCHANGE, CHURCH STREET, EGREMONT, CA22 2AW
Proposal	REMOVE GLAZING FROM FOUR GROUND FLOOR WINDOWS AND REPLACE WITH FOUR ALUMINIUM LOUVRES TO MATCH EXISTING
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Egremont

Application Number	4/11/2146/OF1
Applicant	Mr C Spencer
Location	LACKERTON BARN, GATRA FARM, LAMPLUGH
Proposal	PROPOSED INSTALLATION OF SEWAGE TREATMENT SYSTEM TO SERVE TIMBER CHALETs
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Lamplugh

Application Number	4/11/2152/OF1
Applicant	Mr Peter Burns
Location	7 RUSKIN DRIVE, WHITEHAVEN, CA28 6SZ
Proposal	CONSERVATORY
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Whitehaven

Application Number	4/11/2153/OF1
Applicant	Mr & Mrs McKee
Location	Plot 17, FORMER WHITE SCHOOL SITE, KELLs, WHITEHAVEN
Proposal	DETACHED TWO STOREY DWELLING
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Whitehaven

Application Number	4/11/2157/OF1
Applicant	Mr Michael Gatty

Location	PELICAN GARAGE, LOOP ROAD NORTH, WHITEHAVEN, CA28 6EA
Proposal	ERECTION OF NEW FORECOURT CANOPY
Decision	Approve (commence within 3 years)
Decision Date	12 May 2011
Dispatch Date	12 May 2011
Parish	Whitehaven

Application Number	4/11/2163/0F1
Applicant	Mr T Robertson
Location	10 MAINSGATE ROAD, MILLOM
Proposal	GROUND FLOOR EXTENSION FOR KITCHEN; WC/UTILITY; GARAGE & FRONT PORCH
Decision	Approve (commence within 3 years)
Decision Date	10 May 2011
Dispatch Date	10 May 2011
Parish	Millom