

PLANNING PANEL - 26 MAY 2010

AGENDA

SCHEDULE OF APPLICATIONS - CBC

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STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

ITEM NO: 1.

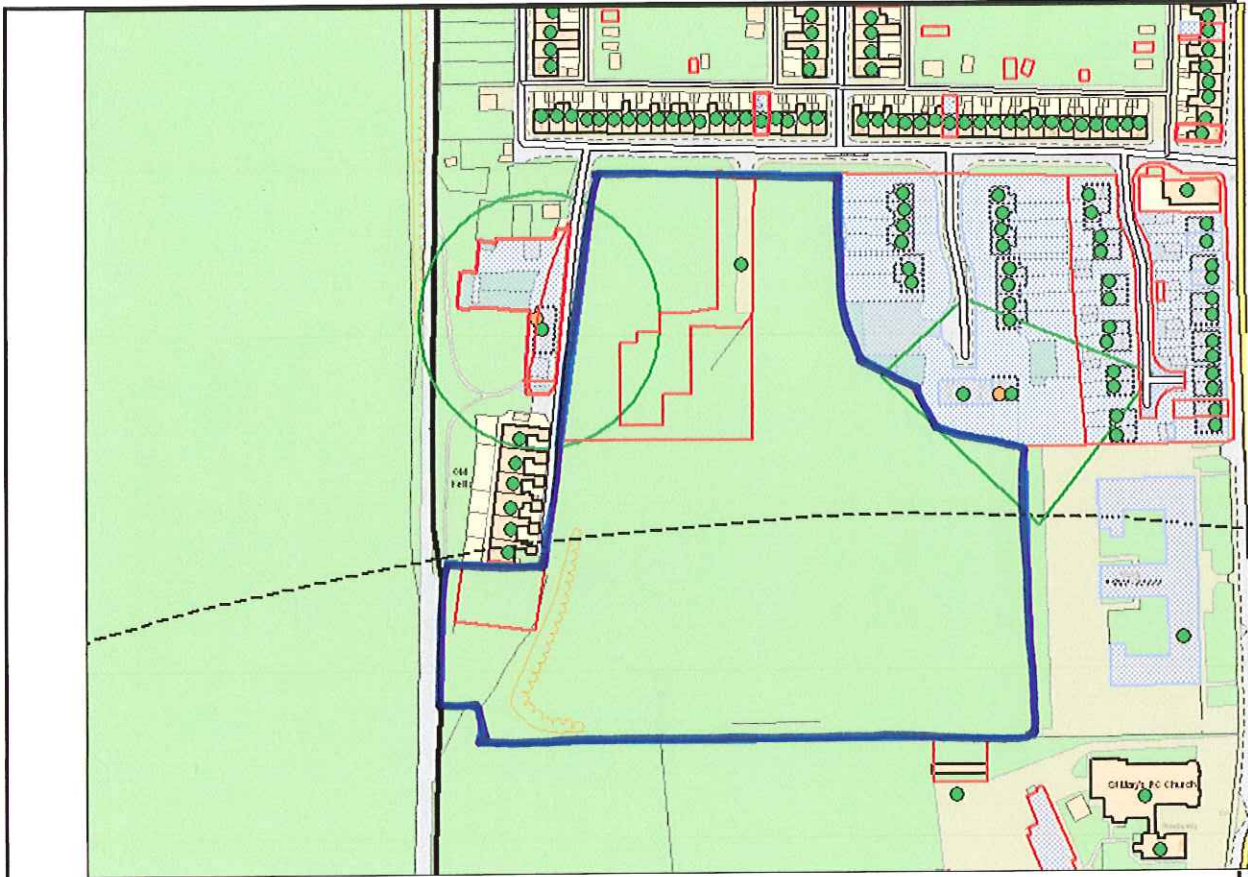


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 26/05/2010

Application Number:	4/10/2127/001
Application Type:	Outline : CBC
Applicant:	Kells Development Co Ltd
Application Address:	FORMER WHITE SCHOOL, SOUTH ROW, WHITEHAVEN
Proposal	ERECTION OF 74 DWELLINGS, COMPRISING 31 SELF BUILD PLOTS 21 DWELLINGS FOR SALE 22 DWELLINGS FOR RENT OR SHARED OWNERSHIP
Parish:	WHITEHAVEN
Recommendation Summary:	Approve in Outline (commence within 3 years)



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INTRODUCTION

This application relates to the former White School site at Kells. Members deferred consideration of the application at the April meeting to enable them to visit the site.

PROPOSAL

An outline planning application has been submitted for the redevelopment of the site to provide 74 dwellings. Although in outline, the application seeks detailed approval for the site access arrangements together with the layout of the 74 dwellings which

comprise 31 self build plots, 21 dwellings for sale and 22 dwellings for rent or shared ownership. The individual plots are to be arranged around a main spine road accessed off South Row which serves three cul de sacs. The proposed layout includes a mix of terraced, semi detached and detached dwellings.

The application is accompanied by the following information:-

- A design and access statement
- A flood risk assessment
- A phase 1 desk study for land contamination
- A transport statement
- A travel plan

A development brief has also been submitted by the applicant's agent. This was approved by Members at the April meeting and is intended to provide a framework to guide the development of the site.

CONSULTATION RESPONSES

Highways Control Officer

No objection from a highway point of view subject to conditions which require the details of the road, footpath and ramp construction to be agreed and also the timescale when these works should be completed.

Environment Agency

No objection on the grounds of flood risk providing that a condition is imposed upon any planning permission which requires surface water drainage details to be agreed.

Flood and Coastal Defence Engineer

It is my understanding that the surface water discharge will be to an existing culvert rather than to the existing surface water sewer. The impact of the development on flood risk off site should be dealt with by ensuring the surface water discharge scheme complies with PPS25 Annex F Paragraph F10.

Scientific Officer

The site has already had a Phase 2 investigation with some additional investigation and remediation required.

Neighbours

A total of 11 letters of objection have been received from local residents which make the following points:-

- The development will increase traffic within the area which will be detrimental to highway safety and residential amenity
- South Row which is currently heavily used for on street parking is inadequate to provide an access for the development
- The T junction with High Road is inadequate to serve this development
- The Travel plan submitted will not reduce car usage
- The proximity of the proposed dwellings to existing houses will have an overbearing effect and also result in loss of privacy, loss of light and overlooking
- Loss of view and devaluation of property
- Likely increase in anti social behaviour within the area
- There is insufficient infrastructure and local amenities to accommodate additional housing within the area
- There is no need for another housing estate for local residents
- The development doesn't cater for lack of provision for both pensioners and disabled
- The density of housing proposed is excessive
- The development will result in possible damage to the existing sandstone boundary wall
- Inadequate provision has been made to deal with surface water discharge and the existing drains are inadequate
- Concern about levels of contamination on site and how this will be dealt with
- Risk of gas levels on site
- Possibility of land slippage and stability of land
- The local community have not been consulted as specified on the application form

PLANNING POLICY

Policy CNL1 of the North West of England Plan Regional Spatial Strategy sets out a spatial policy for Cumbria. This requires the majority of development to be focussed in Whitehaven with preference for previously developed sites. It also promotes regeneration of derelict or dilapidated areas and also supports the restructuring of the housing market in West Cumbria.

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

The site is allocated under Policy HSG 2 of the Local Plan for residential development.

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

ASSESSMENT

As this site is allocated for housing in the adopted Local Plan the principle of development on the site has already been established. The majority of the land falls within this allocation with the exception of a section of plot 12. This land is still contained within the development boundary as defined under Policy DEV 4 of the Local Plan.

The application has been submitted by Kells Development Company and will provide a range of housing types which are designed to be purchased by local residents. This will allow local people to achieve new housing yet remain within the locality.

Although in outline form this application seeks approval for the access and road layout as well as the plot subdivision.

The access and road layout are to be built to adoptable standards and will be subject to further approval by the County Council Highways department under a Section 38 application. The Highways Control Officer has raised no objections to the details submitted with this application.

The submitted layout which illustrates the plot sub division is considered to be acceptable and provides a range and mix of different housing types. This layout provides a density of 28 units per hectare which is only just below the Government target of 30.

Overall this is considered to be an acceptable form of development. Any detail of the design and siting of the houses would be reserved for future approval under a separate application.

Recommendation:-

That the application be referred to Full Council under Regulation 3 of the Town and Country Planning General Regulations 1992 and recommended for approval subject to the following conditions:-

Conditions

1. The layout, scale, appearance and landscaping shall be as may be approved by the Local Planning Authority.

Reason

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

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 latter of the following dates:-

- The expiration of THREE years from the date of this permission

or

- The expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

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

3. 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 prepared by MJN Associates, received on 08 March 2010
- Layout Plan, scale 1:500 prepared by RAB Engineering Ltd, received on 08 March 2010
- Transport Statement prepared by W.A. Fairhurst and Partners, received on 08 March 2010
- Residential Travel Plan prepared by W.A. Fairhurst and Partners, received on 08 March 2010
- Flood Risk Assessment prepared by Arc Environmental, received on 08 March 2010
- Phase 1 Desk Top Study Report prepared by Arc Environmental, received on 08 March 2010
- Design and Access Statement prepared by MJN Associates, received on 08 March 2010

- Design Brief prepared by MJN Associates, received on 22 April 2010

Reason

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

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

Reason

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

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

Reason

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

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

Reason

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

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

Reason

To minimise highway danger and for the avoidance of doubt.

8. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to and approved by the Local Planning Authority in writing before development commences. Any details so approved shall be constructed as part of the development.

Reason

To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety.

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

Reason

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

10. Before any development commences, a plan shall be submitted for the prior approval of the Local Planning Authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason

The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users.

11. Details of the proposed crossings of the highway verge and/or footway shall be submitted to the Local Planning Authority for approval. The development shall not be commenced until the details have been approved and the crossings have been constructed.

Reason

To ensure a suitable standard of crossing for pedestrian safety.

12. The extension of the frontage footway along the whole frontage of the site to

South Row shall be completed before the dwellings hereby approved are occupied.

Reason

In the interests of highway safety.

13. Full details of the highway surface water drainage system shall be submitted to and approved by the Local Planning Authority in writing. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

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

The scheme shall also include:

- Details of how the scheme shall be maintained and managed after completion
- Details of the design parameters used and confirmation that climate change has been incorporated into the design.

Reason

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

15. Before development commences full details of the foul drainage scheme shall be submitted to and approved in writing by the LPA. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure the provision of a satisfactory drainage scheme.

16. No development approved by this permission shall be commenced until a desk top study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk for on site contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment to the satisfaction of the Local Planning Authority.

Reason

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

17. The approved Travel Plan shall be implemented in full in a timetable to be agreed in writing with the Local Planning Authority. The approved travel plan shall continue to be implemented as long as any part of the development is occupied.

Reason

In the interests of highway safety and to aid the delivery of sustainable transport objectives.

Reason for Decision

An acceptable housing scheme on this allocated site which lies within the designated development boundary for Whitehaven in accordance with Policy CNL1 of the North West of England Plan Regional Spatial Strategy 2021, and policies DEV 2, DEV 4, HSG 2, and HSG 4 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 2.

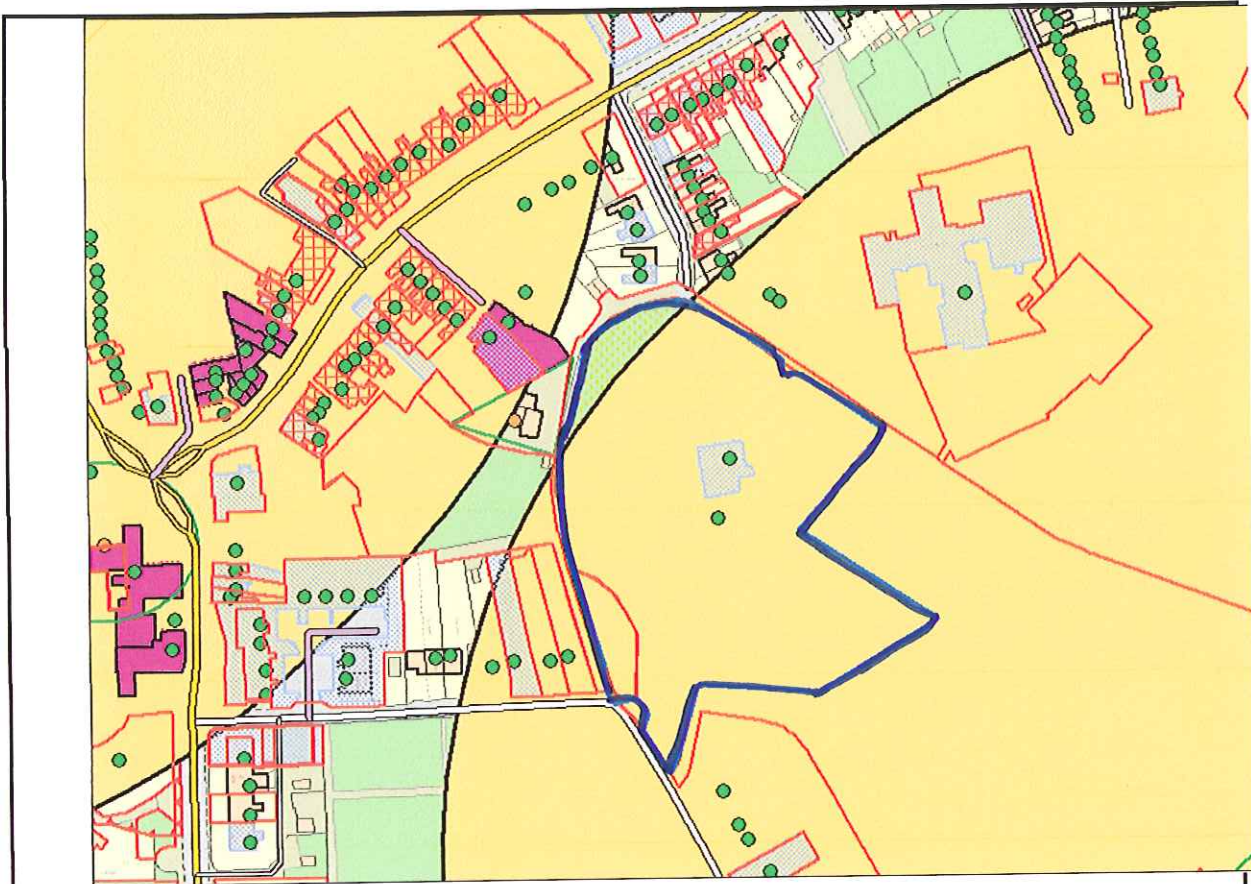


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 26/05/2010

Application Number:	4/10/2193/0F1
Application Type:	Full : CBC
Applicant:	Mr and Mrs G Reed
Application Address:	CARTGATE HOUSE, CARTGATE ROAD, HENSINGHAM, WHITEHAVEN
Proposal	REVISED SCHEME TO INCLUDE ADDITIONAL DEMOLITIONS (RETROSPECTIVE) & RE- BUILDING OF SUB-STANDARD STRUCTURES TO FACILITATE THE SCHEME APPROVED UNDER PLANNING PERMISSION 4/09/2456/0
Parish:	WHITEHAVEN
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application relates to Cartgate House which is set within substantial grounds off Cartgate Road in Hensingham.

Planning permission was granted for the extension and alteration of the existing dwelling in 2009 under reference 4/09/2456/0F1. The approved scheme involved a substantial element of demolition and rebuild. The applicant claims that in carrying out these works it became apparent that the remaining part of the building was structurally defective, necessitating the almost total demolition of the building. The demolition that has been carried out is far in excess of the works that have been approved by the previous planning permission.

PROPOSAL

This application seeks retrospective consent for the demolition works that have been carried out and the reconstruction of the dwelling so that it accords with the building that was given planning permission in 2009.

The applicant has submitted a justification for the demolition works that have been carried out. He claims that once works commenced it became clear that the structural condition of the building, especially the random rubble stone walls, were in a very poor condition. The structure was inspected by a Building Control Officer at that time who agreed that the structure was unsafe to work with and that further demolition was required.

CONSULTATION RESPONSES

Highways Control Officer

No objection to the proposed development as the existing driveway is considered to provide an adequate parking facility within the site.

Neighbours

One letter of objection has been received from a local resident who is concerned that a fine old building has been demolished without permission. He is of the view that the building should have been fully inspected and assessed before any demolition took place and the correct procedure and permissions should have been sought. He concludes by stressing that this sends out the wrong signal and sets an unfortunate precedent.

PLANNING POLICY

Policy DEV 2 of the Local Plan identifies Whitehaven as the key service centre within the Borough where most development will be focussed.

Policy HSG 4 permits housing development within the defined limits of key and local settlements where it involves existing buildings or previously developed land.

Policy HSG 14 of the adopted Copeland Local Plan permits the replacement of existing dwellings provided that they are not listed, within a Conservation Area and are located within a settlement recognised as being suitable for new development. Any replacement dwelling should be of an appropriate scale and character which matches the dwelling that it is to replace.

ASSESSMENT

Although the demolition of the original dwelling without the necessary consent is regrettable the original building was not listed and the site does not fall within any Conservation Area. This lack of any formal designation would have prevented the Council from protecting the building from demolition.

This permission will permit the dwelling to be reconstructed so that it corresponds to the scheme previously approved in 2009. This permission permitted the recladding of the exterior of the original building with brick and sandstone and also the erection of a two storey extension on both the front and side elevations. The final appearance of the dwelling will be no different to the approved scheme. On this basis the current application is considered to be consistent with the policies set out in the adopted Copeland Local Plan 2001-2016.

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.

Reason for Decision

The erection of a replacement dwelling on this brown field site which lies within the designated development boundary for Whitehaven is considered to be an acceptable form of development in accordance with Policies DEV 2, HSG 4 and HSG 14 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 3.

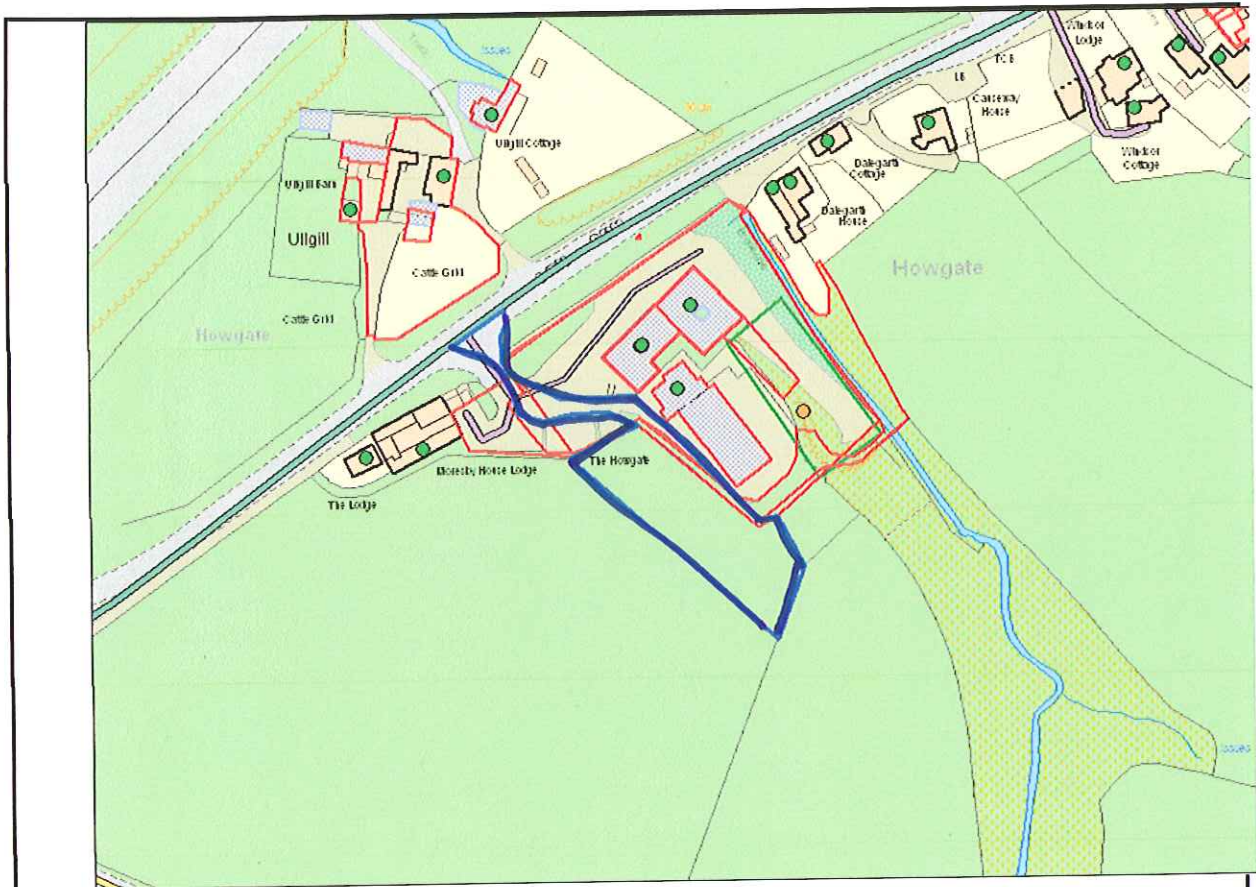


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 26/05/2010

Application Number:	4/10/2182/0F1
Application Type:	Full : CBC
Applicant:	Whitbread Group plc
Application Address:	PREMIER INN, HOWGATE, WHITEHAVEN
Proposal	PROPOSED ERECTION OF DETACHED ACCOMMODATION BLOCK ADJACENT TO EXISTING HOTEL TO PROVIDE ADDITIONAL 26 BEDROOMS WITH 26 ADDITIONAL CAR PARKING SPACES, ASSOCIATED WORKS & LANDSCAPING
Parish:	Moresby
Recommendation Summary:	Approve (commence within 3 years)



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Planning permission is sought for an extension to the long established Premier Inn hotel at Howgate, Whitehaven. Planning permission was granted in 1998 for the conversion of the existing hotel building to the frontage of the site to a restaurant, play area & staff accommodation with the erection of a 38 bedroomed hotel block to the rear (4/98/0573/0 refers).

The hotel is situated adjacent to the B5306 road from Howgate to Distington, which was previously the A595 but has now been by-passed and de-trunked. It is a large detached building with an existing footprint of 1800m², situated on a 0.2 hectare site. Adjoining the site there are approximately 10 dwellings at Howgate, mostly located to the northeast of the hotel.

This application would provide an additional 765m² of floor area over two levels, located in a detached accommodation block to the south west. There would be an additional 13 bedrooms on each floor of the building, including two bedrooms providing dedicated disabled accommodation. The hotel currently has 38 rooms, therefore providing an overall total of 64 rooms if the extension is approved.

Externally the walls will have a white rendered finish, a grey tiled roof and white upvc doors and windows all to match the existing hotel. The extension will be approximately 50 metres distant to the nearest dwelling, Moresby House Lodge, with no windows in the gable elevation facing the property.

As existing, the hotel has a total of 90 parking spaces including 5 disability spaces. This would increase to 119 under the proposed development including an additional 3 disability spaces adjoining the additional accommodation, all served via the existing access from the B5306.

The hotel, with the associated restaurant, would employ some 57 people in total, 13 part-time and 44 full-time.

In terms of consultation responses, Cumbria Highways have not raised any objections to the proposal. United Utilities have no objections, subject to conditions relating to the foul and surface water drainage. Copeland Disability Forum has commented that the development is to be welcomed due to the inclusion of accessible rooms and parking.

A letter of objection has been received to the proposal from a local resident whose main concern is flooding issues relating to surface water in the adjoining Ullgill Beck immediately to the north east of the site. This issue would be address through the conditions recommended by United Utilities.

With regard to planning policy, the proposal is first considered against Policy TSM 3 of the adopted Copeland Local Plan 2001 – 2016, which states:-

'Proposals for extending existing serviced accommodation will be permitted so long as they do not conflict with Policy DEV 6 or other Plan policies and the site is well-related to the main transport networks.'

In addition, the national guidance for an application of this nature is from Planning Policy Statement 4: Planning for Sustainable Economic Growth. In particular Policy EC7 relates to planning for tourism in rural areas, and states: -

- "Local Planning Authorities should support the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.
- Support extensions to existing tourist accommodation where the scale of the extension is appropriate to its location and where the extension may help to ensure the future viability of such businesses.
- Facilities requiring new buildings in the countryside should, where possible, be provided in, or close to, service centres or villages."

This application is viewed positively in accordance with the above national and local policy guidance as it provides additional hotel space in the area, and allows the existing use to suitably expand on this site. It is therefore recommended for approval.

Recommendation:-

Approve with conditions

Conditions

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

Reason

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

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

- Design and Access Statement, received on 08 April 2010
- Premier Inn Site Location Plan, received on 08 April 2010
- AP01 Site Plan as Existing, received on 08 April 2010
- AP02 Rev A Amended Proposed Site Plan, received on 04 May 2010
- AP03 Proposed Floor Plan, received on 08 April 2010
- AP04 Levels as Proposed, received on 08 April 2010
- AP05 Existing Elevations, received on 08 April 2010
- AP06 Proposed Elevations, received on 08 April 2010
- AP07 Proposed Sections, received on 08 April 2010

Reason

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

3) Before development commences full details of the surface water drainage scheme, including attenuation measures, shall be submitted to and approved in development is brought into use and shall be so maintained thereafter.

Reason

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

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 shall take place until full details of the proposed boundary treatments and any landscape works have been submitted to and approved in writing by the Local Planning Authority. Any boundary treatments or landscaping shall be carried out in accordance with the approved details and shall be maintained thereafter.

Reason

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

- 6) The additional accommodation shall not be brought into use until the vehicular access and parking requirements have been constructed in accordance with the approved plan and brought into use.

Reason

In the interest of highway safety.

Reason for Decision

The proposal represents an acceptable extension to an existing hotel use in accordance with Policy TSM 3 of the adopted Copeland Local Plan 2001 – 2016.

ITEM NO: 4.

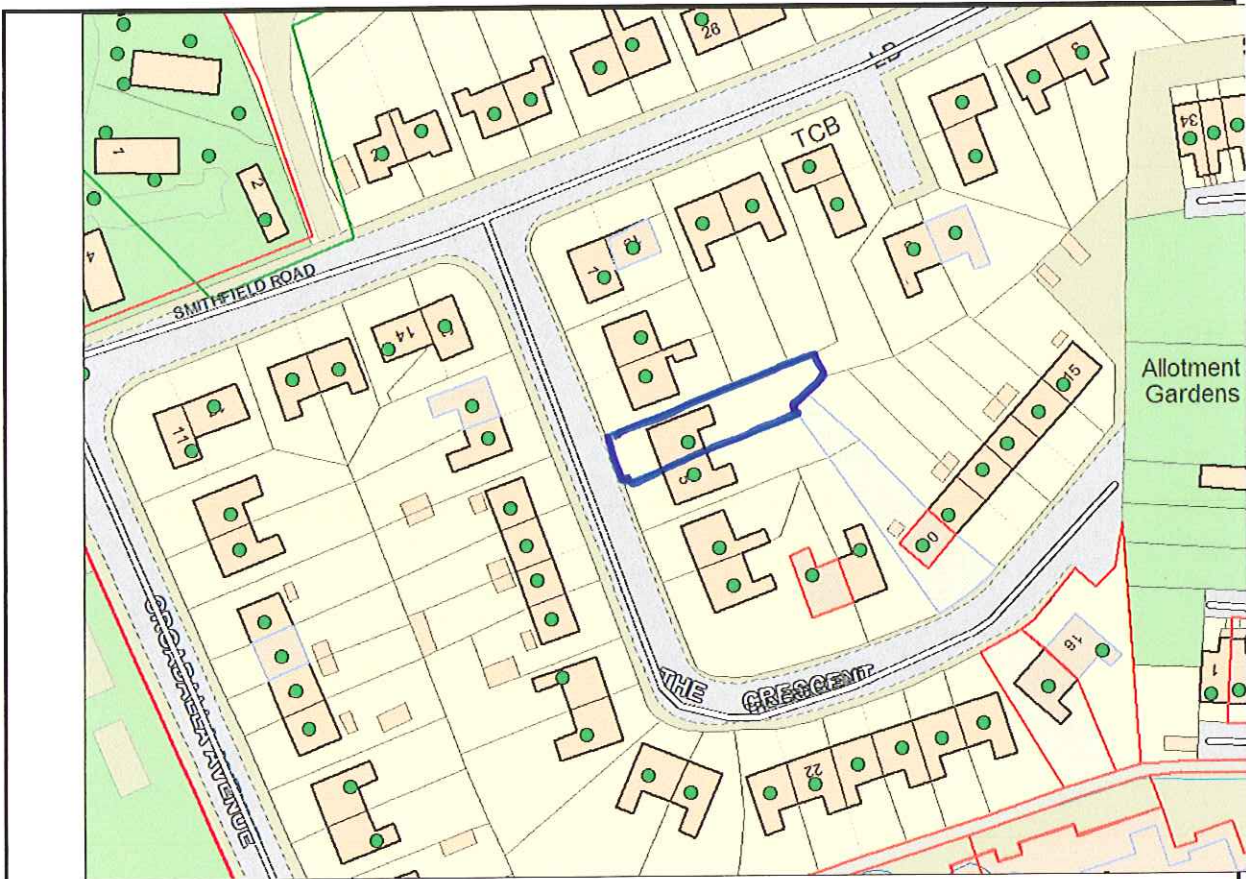


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 26/05/2010

Application Number:	4/10/2131/0F1
Application Type:	Full : CBC
Applicant:	Mr A.W. Glanville
Application Address:	4 THE CRESCENT, EGREMONT
Proposal	ERECTION OF A SINGLE & TWO STOREY EXTENSION TO THE REAR
Parish:	EGREMONT
Recommendation Summary:	Approve (commence within 3 years)



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At the last meeting and following receipt of the Town Councils comments, Members resolved to carry out a site visit before determining this application. The site visit took place on Wednesday 12th May 2010.

PROPOSAL

Planning permission is sought to construct a single and two storey extension to the rear of this semi-detached house in Egremont. An existing flat roofed single storey annex is to be demolished to make way for the development. This existing single storey annex projects 4.0m from the rear elevation of the house.

Internally, the extension will create a utility room and family room at ground floor level and an additional bedroom above.

Externally, the extension is to have rendered walls and a natural slate roof covering to match the existing house. White UPVC windows and doors are to be used and those in the existing house replaced to match.

As originally submitted the extension was to project 5.5m from the rear elevation of the existing house. The two storey element was to be 4.0m wide and the single storey element 2.3m wide.

CONSULTATION RESPONSES

Egremont Town Council request a site visit as they are concerned that the development will have a detrimental effect on the residents of 3 The Crescent with regards to their small garden being virtually overlooked and overshadowed by the proposed extension.

The Highways Authority have raised no objections to the proposal.

A letter of objection has been received from the owners of the adjacent property, no. 3 The Crescent. In summary they are concerned regarding the size of the extension and how this will reduce light to their property and rear garden. They would raise no objections to a single storey extension but feel a two storey development would have a huge impact on the quality of their lives.

ASSESSMENT

In response to concerns raised, Officers have been in negotiations with the applicants and their agent and an amended scheme has now been received reducing the overall depth of the extension by 1.45m. As such, the extension will now project 4.05m from the rear elevation, consistent with the depth of the existing single storey annex. To compensate for the reduction in length, the width of the two storey element has been increased slightly from 4.1m to 4.55m.

Following consultation on the amended scheme the objectors maintain their concerns.

Additionally, a further letter of objection has now been received from the adjoining owner to the south, no. 5 The Crescent who is also concerned that the extension will block light, cause structural damage and create noise pollution.

No further comments have been received from Egremont Town Council.

Policy HSG 20 of the adopted Copeland Local Plan 2001-2016 supports proposals for the extension and alteration of existing properties. This is subject to criteria to ensure they would not lead to a significant reduction in daylighting available to either the parent property or adjacent dwellings.

In my opinion the revised scheme materially addresses the concerns raised and represents an acceptable form of development in compliance with Policy HSG 20. Any impact of the development on the neighbouring property would not be so significant as to warrant refusal of planning permission.

Recommendation:-

Approve

Conditions

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

Reason

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

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

- Site location plan, received 15 March 2010
- Amended plan (drawing no. 2010.390.01) received on 29 April 2010.

Reason

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

Reason for Decision

An acceptable domestic extension in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 5.

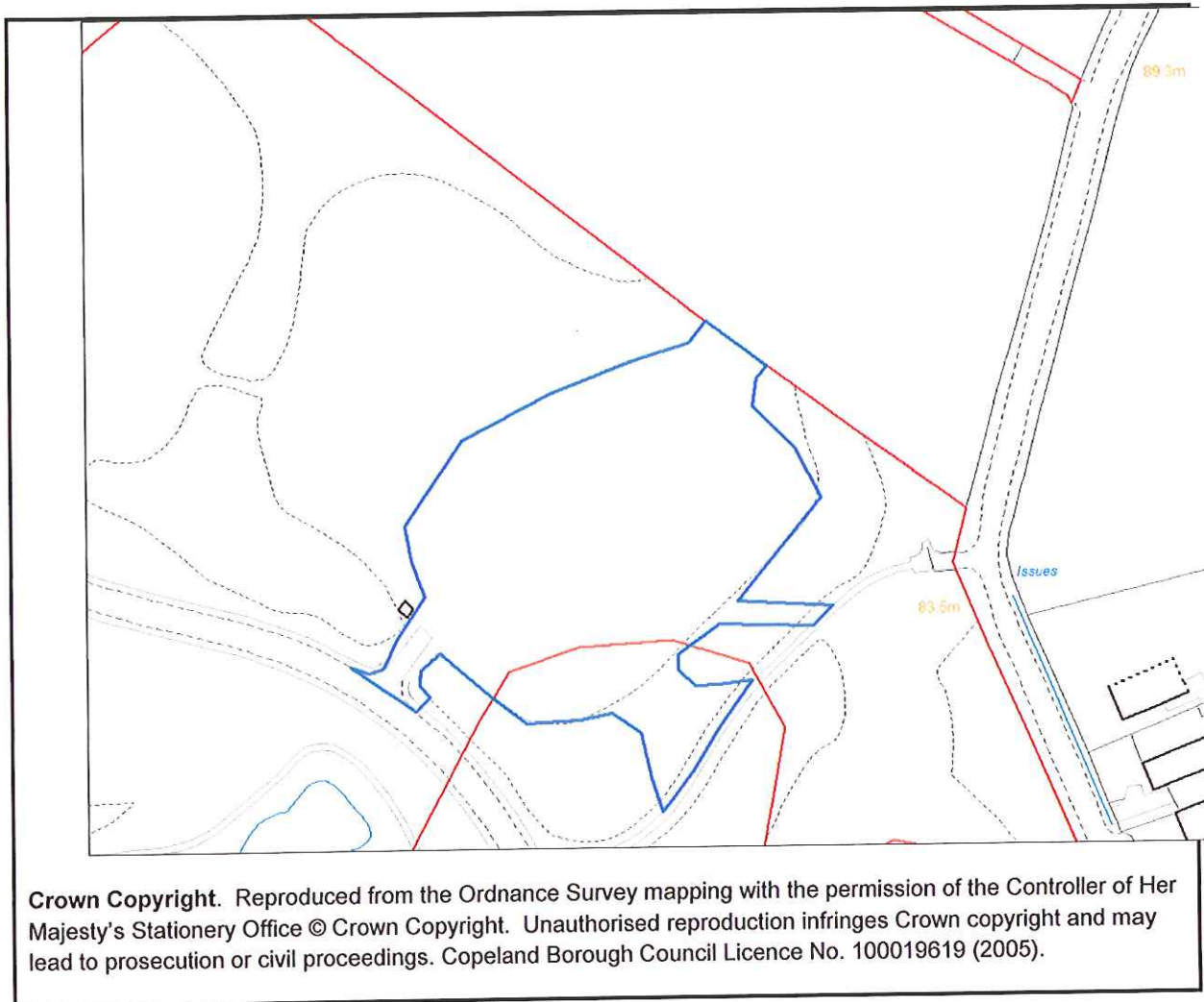


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 26/05/2010

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



INTRODUCTION

In May 2009 planning permission was approved for a new office and research facility on Plateau 11, the most northerly corner of the Westlakes Science and Technology Park (4/09/211/0f1 refers). Notwithstanding the grant of planning permission for this plot the applicants have now concluded that an alternative site at Westlakes is preferable. This new application has been submitted accordingly.

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

broader nuclear and energy agenda of West Cumbria. A total of 1814 sq m floorspace will be created.

THE SITE

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

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

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

THE DEVELOPMENT PROPOSAL

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

1. Office and write up areas comprising 3 office spaces, 2 meeting/teaching rooms, a secure store room, a library and common area.
2. Laboratory space including FIB (focused ion beam) room, laser room, web lab space, electrical lab and material mechanical lab.
3. Specialist space including a ion beam accelerator hall, control room, 2 target rooms, cobalt60 store room, material store, irradiated material store and waste material store.

4. Shared space which will include a reception area, toilets, shower and drying facilities and communal brewspace.

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

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

The application is accompanied by the following information:-

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

CONSULTATIONS

The application is subject to extensive consultation.

PLANNING POLICY

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

CNL 1 Overall spatial policy for Cumbria, CNL 2 Sub-area development priorities for Cumbria and W2 Locations for regionally significant economic development

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

DEV 1 Sustainable development and regeneration, EMP 1 Employment land allocation, EMP 2 Westlakes Science and Technology Park, ENV 12 Landscaping, TSP 6 General development requirements, TSP 8 Parking requirements and NUC 3 Relocation of non-radioactive development.

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

"Land with planning permission and land allocated for employment use has been identified on the proposals map as E1. Within this area development in Use Class B1 and D1 will be permitted. Development must be designed to a high standard and make a positive contribution towards the high quality appearance of the Park".

RECOMMENDATION

Given the scale, nature and innovative design of this proposed development it is recommended that Members visit the site prior to determining the application.

Recommendation:-

Site visit

ITEM NO: 6.

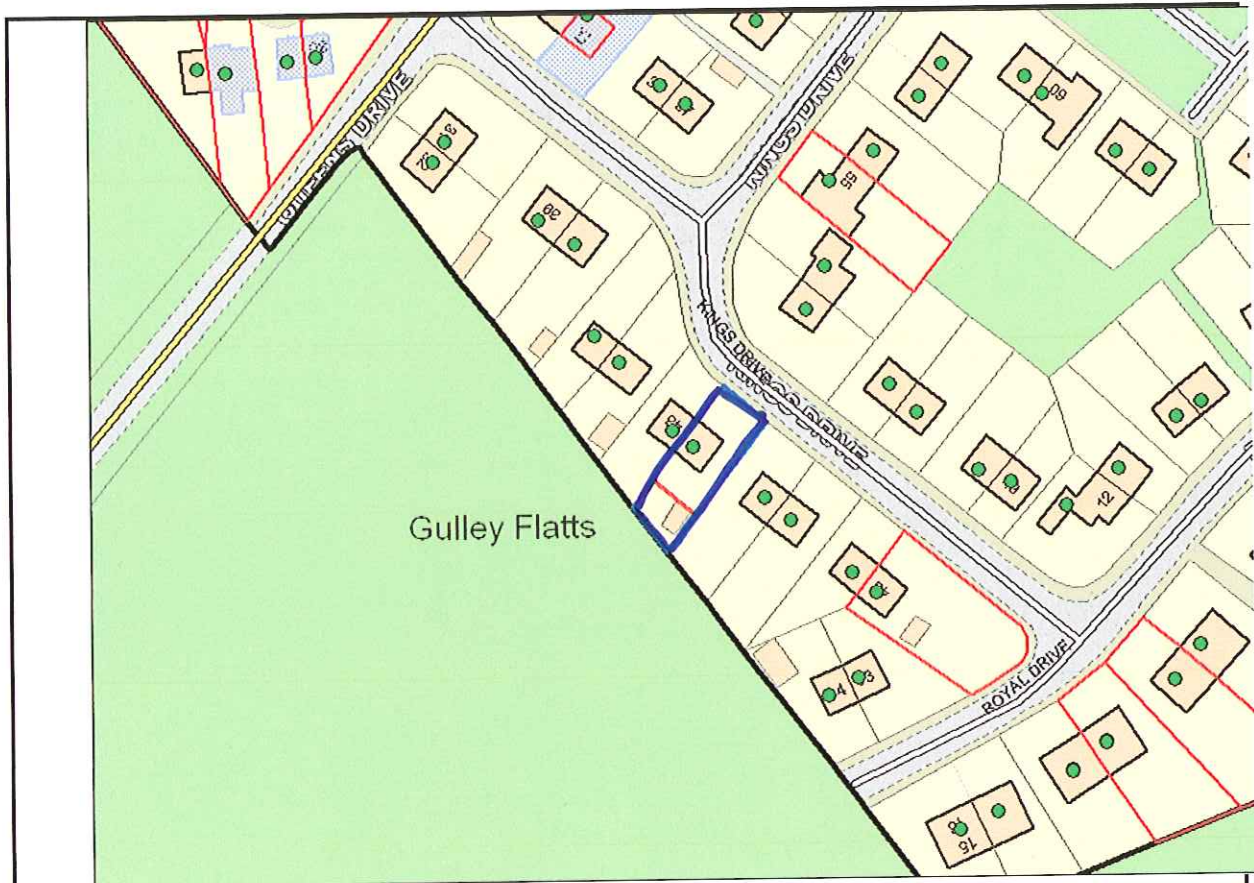


To: PLANNING PANEL

Development Control
Manager

Date of Meeting:

Application Number:	4/10/2110/0F1
Application Type:	Full : CBC
Applicant:	Miss H Whittam
Application Address:	44 KINGS DRIVE, EGREMONT, CA22 2LA
Proposal	DECKING TO REAR (RETROSPECTIVE) (Retrospective)
Parish:	EGREMONT
Recommendation Summary:	Approve



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INTRODUCTION

A decision on this application was deferred at the Planning Panel meeting on 28 April 2010 to enable Members to visit the site. The site visit took place on Wednesday 12 May 2010.

PROPOSAL

Permission is sought in retrospect for the erection of a raised decking area in a rear garden of a semi detached dwelling on the residential estate of Gulley Flatts in Egremont.

An area of timber decking measuring 4.2 m in length to the west , 5.2 m to the east and 6.7 m in width has been constructed at the bottom of the applicants garden. This is raised some 48cms off the ground and accessed from the adjacent lawn via two centrally positioned wooden steps. As it is over the 30cm height threshold planning permission is required for the development following legislative changes to the Town and Country Planning (General Permitted Development) Order 1995 which came into effect in October 2008.

A 1 m high balustrade timber fence has also been erected as a safety measure on the front edge of the decking. As part of the proposal, and as a mitigating measure to reduce potential for overlooking and to protect privacy, a 2 m high close boarded timber fence has been erected on the boundary between the applicants and the adjoining property.

RELEVANT PLANNING HISTORY

The unauthorised erection of this decking has been the subject of investigation by our planning enforcement officer following receipt of complaints and has culminated in the submission of this application seeking regularisation of the development.

CONSULTATION & NEIGHBOUR NOTIFICATION RESPONSES

The following consultation responses have been received:

Egremont Town Council – request a site visit to ascertain exactly how high this decking is and how it may affect the privacy of the adjacent neighbour.

One letter has been received from the residents of the adjoining property who object to the proposal on the following grounds:

- 1) Height of the decking which has already been built as this invades their privacy.
- 2) A 2m high fence has been put up and attached to their wall without their

permission.

- 3) No outlook now as the fence is right outside their sitting room window and that part of the garden will constantly be in shade.
- 4) Although the 2 m fence gives privacy at the bottom of the garden they still have concerns about the top part of the garden fence which sits on top of the decking, as the fence is not so high here they feel their privacy will still be invaded.
- 5) Concerns as to what the decking is going to be used for as last year they had to suffer loud music and partying until after 11.30 pm on the decking.

In response to the concerns raised:

- 1) The height is a relevant issue. However the 2 metre boundary fence which has been erected as a mitigating measure does offer significant screening.
- 2) This is a civil matter to be resolved between the two neighbours concerned.
- 3) The fence serves to effectively screen the neighbouring properties garden and decking from view thus protecting their privacy.
- 4) Whilst there may be some potential for overlooking immediately adjacent to the fence from the neighbours property this is not considered to be so significant to have an adverse affect on amenity. The screening afforded on the whole by the fence is considered substantial.
- 5) The use of the decking, providing it is ancillary to the main dwelling, is considered acceptable, the fact the applicants may choose to entertain there is not a relevant material consideration. However, should noise and disturbance become a particular issue there is separate environmental protection legislation available to address this.

PLANNING POLICY

DEV 6 and HSG 20 of the adopted Copeland Local Plan 2001-2016 are the policies against which this application should be assessed. The former advocates high quality sustainable design. The latter is specific to domestic extensions and alterations and permits such development providing certain criteria are satisfactorily met. Criterion 3 is the most relevant in relation to this application which specifically requires that such proposals do not create potential privacy or overlooking problems for residents of the parent property or adjacent dwellings.

ASSESSMENT

The key issue to consider in relation to this application is whether the decking, taking into account the mitigating measure of the erected fence in between, would create significant overlooking and privacy problems for the adjoining neighbour which would substantially affect the standard of amenity they would normally expect from their dwelling.

In my opinion the potential for overlooking of the neighbouring property and the resultant adverse affect on amenity has been substantially reduced by the screening afforded by the 2 metre high boundary fence to the extent that although there will be some overlooking this is considered not to be so significant as to warrant refusal of the application. As a consequence the proposal is now considered to be an acceptable form of development in compliance with policies DEV 6 and HSG 20 of the Local Plan.

Recommendation:-

Condition

- 1) The two metre high boundary fence erected between nos. 44 and 43 Kings Drive shall be retained and so maintained thereafter.

Reason

To safeguard the amenity interests of the neighbouring residential property.

Reason for Decision

The erection of decking in the rear garden of this semi detached house together with the mitigating measure of the boundary fence represents an acceptable form of development in accordance with Policies DEV 6 and HSG 20 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 7.

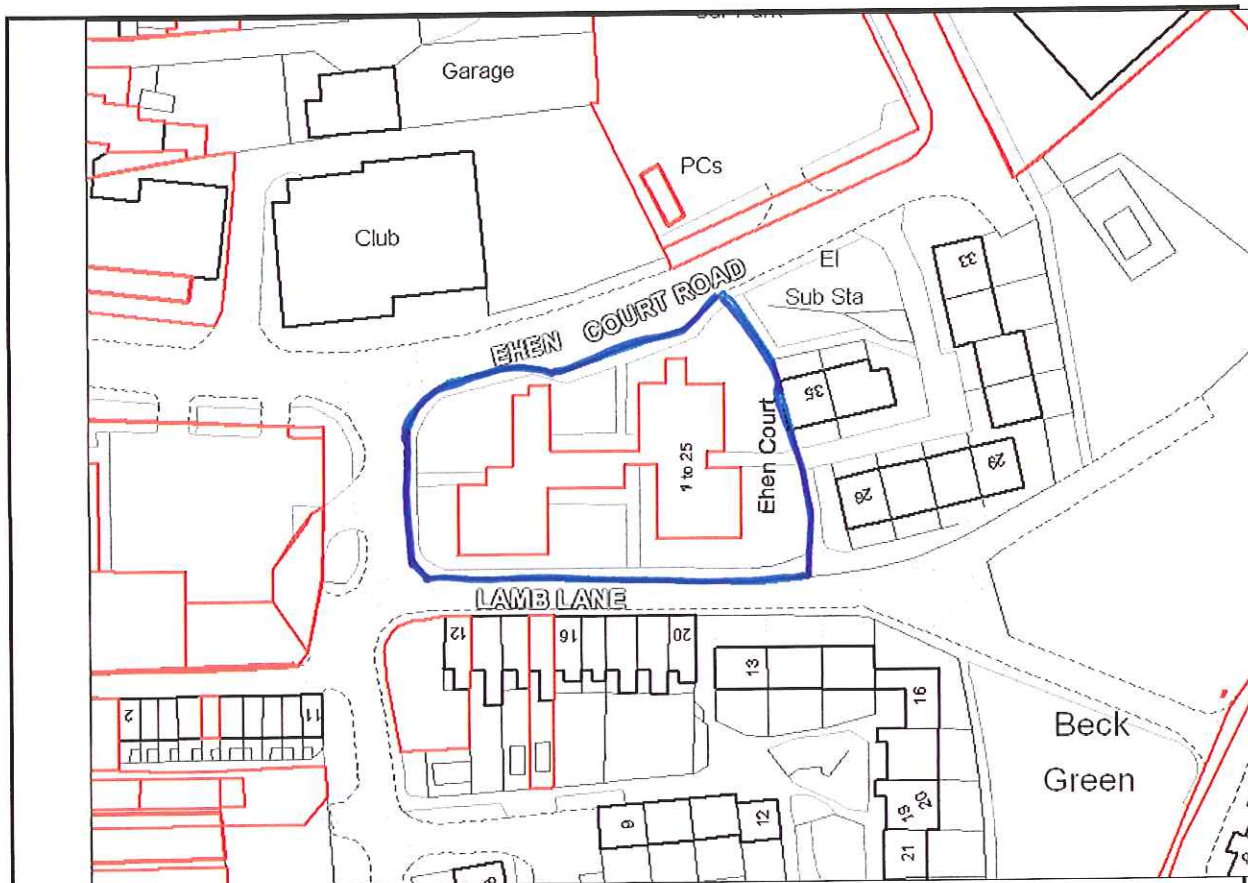


To: PLANNING PANEL

Development Control
Manager

Date of Meeting:

Application Number:	4/10/2211/0F1
Application Type:	Full : CBC
Applicant:	Home Group Housing Association
Application Address:	FORMER EHEN COURT SITE, EHEN COURT ROAD, EGREMONT
Proposal	NEW BUILD ERECTION OF 22 TWO/THREE STOREY TWO BEDROOMED APARTMENTS FOR THE OVER 55's INCLUDING IN CURTILAGE PARKING SPACES & EXTERNAL GREEN LANDSCAPING
Parish:	EGREMONT
Recommendation Summary:	Site Visit



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Planning permission is sought to redevelop the former Ehen Court site in Egremont to provide 22 no. 2 bedroomed apartments for the over 55's. The proposal also incorporates onsite parking and landscaping. A model of the proposal has been produced and is available for inspection.

The former sheltered housing scheme, which dated back to the 1970's consisted of bedsit units which could not be brought up to today's required standards. Consent for demolition was approved earlier this year (4/09/2537/0F1 refers) and this has now been completed and the site cleared.

The development itself takes the form of a two and three storey development with communal courtyard and parking area accessed off Lamb Lane. The main

pedestrian entrance to the building will occupy the north-western corner of the site, visible from Main Street.

The three storey section of the development will be concentrated along the northern side of the site. The scale then tapers down to two storey along the southern side which runs parallel to existing two storey terraced houses on Lamb Lane.

At its closest point the development will be 10.6m from the front elevations of houses on Lamb Lane and 4.9m from the bungalows on Ehen Court Road to the east.

Each apartment will have two bedrooms, open plan living and kitchen areas and a bathroom. Walled refuse areas are to be provided for within the site.

Proposed external finishes comprise a red/brown facing brick, zinc panelling, concrete tiles and dark stained timber windows and doors.

There are several trees within the existing site, the amenity value of which is considered to be an important consideration. There is a separate report on the agenda relating to these trees.

Landscaping will include the planting of 20 new trees as well as a mixture of planting beds, paved/gravel areas and turf.

8no. water butts will be installed in the rear courtyard to be used by residents for gardening with the supply directed from rainwater collected from the roof.

The application is accompanied by the following information:-

- A design and access statement
- Flood Risk Assessment
- Code for Sustainable Homes Ecological assessment
- Preliminary drainage statement

PLANNING POLICY

Government, Regional and Local policy seek to achieve sustainable forms of development by focusing development in the larger key service centres. Egremont is classed as a key service centre within both the RSS and the Local Plan and as such, should be a focus for development within the district.

Policy DEV 6 of the adopted Copeland Local Plan 2001-2016 seeks to achieve high standards of sustainable design.

Policy HSG 4 of the Local Plan permits housing redevelopment involving existing buildings or previously development land within the defined limits of settlements.

Policy HSG 8 of the Local Plan seeks to achieve a high standard of housing design.

The application is presently the subject of extensive consultation.

Given the scale of this proposed development and in order to assess the amenity value of the trees within the site it is recommended that Members visit the site prior to determining the application.

Recommendation:-

Site visit

ITEM NO: 8.

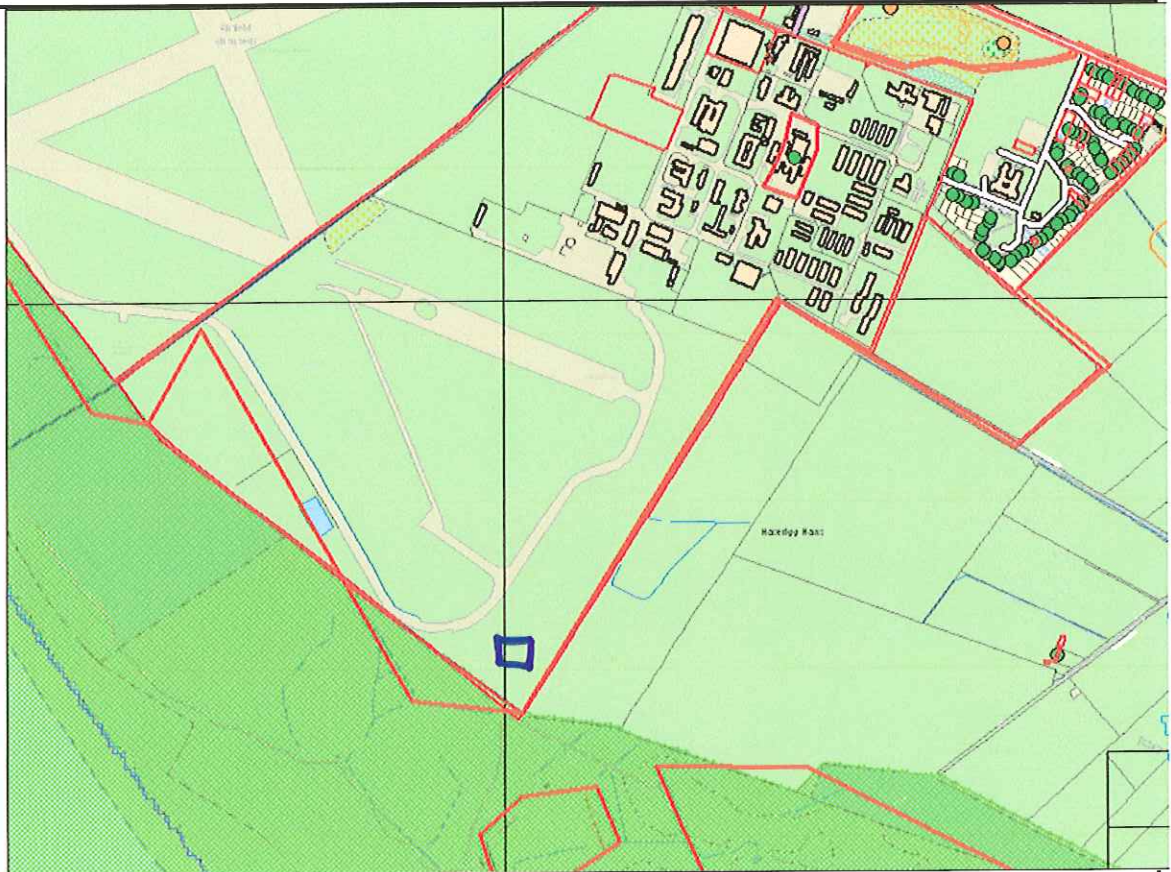


To: PLANNING PANEL

Development Control
Manager

Date of Meeting:

Application Number:	4/10/2196/0F1
Application Type:	Full : CBC
Applicant:	Partnerships for Renewables
Application Address:	LAND 500M SOUTH WEST OF HM PRISON, HAVERIGG, MILLOM
Proposal	ERECTION OF A 70M HIGH WIND MONITORING MAST FOR A PERIOD OF THREE YEARS
Parish:	MILLOM
Recommendation Summary:	Approve (commence within 3 years)



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The Proposal

Permission is sought to erect a 70 metre high wind monitoring mast for a temporary three year period on a relatively level site situated some 500 metres to the south of Haverigg Prison.

In detail the proposal comprises a freestanding single galvanised steel pole upon which is fixed an anemometer and wind vane. Steel guy wires are then located at 10 metre intervals to anchor the pole, at the bottom of which will be located a data logger.

No new vehicular access is required to maintain / erect the mast as it is proposed that off road vehicles will use existing tracks nearby.

The mast is required for the purpose of gathering meteorological information on wind resource at the site and is entirely independent of the adjacent windfarm at Haverigg Haws.

Consultations

Highway Authority – raise no objection as the proposal does not affect the highway.

Cumbria County Council Landscape and Countryside / Environment Unit – no comment as the proposal is not considered to be a Category 1 application.

It should be noted that no adverse comments have been received to date in respect of the proposal.

Planning Policy

Planning Policy Statement 22 on Renewable Energy (PPS 22) sets out the Government's policy and positively promotes and encourages such development 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 the Cumbrian Authorities and advocates a consistent approach to dealing with such proposals.

Policy EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 are relevant. The former supports renewable energy developments subject to certain criteria satisfactorily being met, whereas the latter is specific to wind energy.

Assessment

It is stressed that this proposal is purely for the erection of a single wind monitoring mast for a temporary three year period, whilst it may well be a forerunner to a wind farm proposal is the results of the monitoring are positive, all that is being considered currently is this application. Any subsequent wind farm proposal which may as a result emerge will be the subject of a separate application.

The key issue to consider, therefore, in respect of this application are whether there would be any significant adverse visual effects on nearby residences or the landscape arising from the erection of this single mast and whether it could cause an unacceptable noise nuisance. As regards visual impact given that the nearest residences and prison buildings are located over 500 metres away it is unlikely to cause significant harm to any residential amenity. In terms of landscape impact it is considered this will be minimal with the single structure being seen against the backdrop of the skyline and the sea to the west and the existing wind turbines to the north and south. As for noise, a single anemometer situated at this distance from residences is considered unlikely to create any noise disturbance.

Taking the above into account the proposal is considered to represent an acceptable form of wind energy development in accordance with Policies EGY 1 and EGY 2 of the Local Plan.

Approve, subject to:-

1. This permission shall expire on 31 May 2013. The wind monitoring mast shall be removed from the site on or before this date and the land restored to its former condition unless prior permission has been sought and granted for its retention.

Reason

The Local Planning Authority would wish to review the matter at the end of the limited period stated.

Reason for Decision:-

The erection of a single 70m high wind monitoring mast in this isolated coastal plain location neighbouring an existing wind farm is considered an acceptable form of temporary development in accordance with Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016.

Application Number	4/10/2063/0F1
Applicant	Miss J Moore
Location	FORMER JONNY B'S NIGHTCLUB, MARKET SQUARE, MILLOM, LA18 4HZ
Proposal	CHANGE OF USE FROM NIGHTCLUB TO YOUTH/COMMUNITY THEATRE
Decision	Approve (commence within 3 years)
Decision Date	20 April 2010
Dispatch Date	20 April 2010
Parish	Millom

Application Number	4/10/2072/0F1
Applicant	Mrs Juanita Watts
Location	BIRKETS FENCING, CHAPEL ROW, ROWRAH, FRIZINGTON
Proposal	TEMPORARY PORTA-CABINS FOR OFFICE/STORAGE
Decision	Approve
Decision Date	20 April 2010
Dispatch Date	20 April 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2090/0F1
Applicant	Mrs B Barwise
Location	WOODSIDE, BELL HOUSE FARM, SANDWITH, WHITEHAVEN, CA28 9UE
Proposal	FORMATION OF A NEW LENGTH OF ACCESS WAY, CHANGE OF USE OF AGRICULTURAL LAND TO FORM A GARDEN, TOGETHER WITH RELATED PLANTING OF HEDGES AND TREES
Decision	Approve (commence within 3 years)
Decision Date	30 April 2010
Dispatch Date	30 April 2010
Parish	Whitehaven

Application Number	4/10/2104/0F1
Applicant	Mrs R Sheil
Location	MODDEST FARM, CROSSFIELD ROAD, CLEATOR MOOR, CA25 5BU
Proposal	CONSTRUCTION OF DOUBLE GARAGE
Decision	Approve (commence within 3 years)
Decision Date	29 April 2010
Dispatch Date	29 April 2010
Parish	Cleator Moor

Application Number	4/10/2105/OF1
Applicant	Mr J McCoy
Location	2 SCREEL VIEW, PARTON, WHITEHAVEN
Proposal	STORE/WORKSHOP TO REAR GARDEN
Decision	Approve (commence within 3 years)
Decision Date	29 April 2010
Dispatch Date	29 April 2010
Parish	Parton

Application Number	4/10/2107/TPO
Applicant	Mr P Salmon
Location	5 MANOR GARDENS, WHITEHAVEN, CA28 8BQ
Proposal	APPLICATION TO TRIM BACK SMALL BRANCHES OF HORSECHESTNUT TREE PROTECTED BY A TREE PRESERVATION ORDER BY UP TO 1 METRE
Decision	TREE PRESERVATION APPROVE
Decision Date	19 April 2010
Dispatch Date	21 April 2010
Parish	Whitehaven

Application Number	4/10/2109/OR1
Applicant	Mr & Mrs J Daniel
Location	LAND ADJACENT TO BROADFIELD, BAYBARROW ROAD, EGREMONT, CA22 2NG
Proposal	RESERVED MATTERS APPLICATION FOR 4 BEDROOMED DETACHED HOUSE
Decision	Approve (commence within 3 years)
Decision Date	29 April 2010
Dispatch Date	29 April 2010
Parish	Egremont

Application Number	4/10/2111/OF1
Applicant	Mr J Bailey
Location	117/119 HOLBORN HILL, MILLOM, LA18 5BN
Proposal	CHANGE OF USE (ALTERATIONS) FROM SHOP AND TWO FLATS INTO ONE DWELLING
Decision	Approve (commence within 3 years)
Decision Date	21 April 2010
Dispatch Date	21 April 2010
Parish	Millom

Application Number	4/10/2112/OF1
Applicant	Mr J Scrugham
Location	LAND TO REAR OF TRAFALGAR HOUSE, YEATHOUSE ROAD, FRIZINGTON, CA26 3QR
Proposal	APPLICATION FOR NEW PLANNING PERMISSION TO REPLACE AN EXTANT PERMISSION FOR 6 NO. 4 BEDROOMED DETACHED DWELLINGS
Decision	Approve (commence within 3 years)
Decision Date	22 April 2010
Dispatch Date	22 April 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2113/OF1
Applicant	Mr A Gardner
Location	THE RISING SUN, Main Street, Haverigg, Cumbria
Proposal	RE-DEVELOPMENT OF PUBLIC HOUSE COMPRISING EXTENSION FOR NEW KITCHEN & ADDITIONAL DINING FACILITIES & ALTERATIONS TO INTERNAL LAYOUT (AMENDMENT TO APPLICATION 4/09/2339/0)
Decision	Approve (commence within 3 years)
Decision Date	23 April 2010
Dispatch Date	23 April 2010
Parish	Millom

Application Number	4/10/2115/OF1
Applicant	Mr N Scott
Location	38 JERICHO ROAD, WHITEHAVEN, CA28 6UB
Proposal	TWO STOREY EXTENSION TO FRONT AND SIDE
Decision	Approve (commence within 3 years)
Decision Date	28 April 2010
Dispatch Date	28 April 2010
Parish	Whitehaven

Application Number	4/10/2118/OF1
Applicant	
Location	SELLAFIELD LTD, SEASCALE, CUMBRIA CA20 1PG
Proposal	TEMPORARY PORTACABIN & LANDSCAPING WORKS WITHIN I.S.O. FREIGHT STORAGE COMPOUND
Decision	Permission be granted (Delegated)
Decision Date	26 April 2010
Dispatch Date	26 April 2010
Parish	St Bridgets Beckermeth

Application Number	4/10/2119/OF1
Applicant	Ian & Anne Royston
Location	FIELD 3526,MIDDLETOWN,EGREMONT,
Proposal	ERECTION OF A STORAGE SHED
Decision	Approve (commence within 3 years)
Decision Date	21 April 2010
Dispatch Date	21 April 2010
Parish	Lowside Quarter

Application Number	4/10/2121/OF1
Applicant	Mr Craig Lewis
Location	11 WHALLEY DRIVE,WHITEHAVEN,CA28 7SA
Proposal	TWO STOREY EXTENSION COMPRISING OF KITCHEN, UTILITY & BEDROOM TO GABLE END OF SEMI- DETACHED
Decision	Approve (commence within 3 years)
Decision Date	28 April 2010
Dispatch Date	28 April 2010
Parish	

Application Number	4/10/2122/OF1
Applicant	Mr Paul Dunn
Location	8 WOODLANDS AVENUE,WHITEHAVEN,CA28 6TF
Proposal	TWO STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	21 April 2010
Dispatch Date	21 April 2010
Parish	Whitehaven

Application Number	4/10/2123/OF1
Applicant	Mr D Walker
Location	169 HIGH ROAD,WHITEHAVEN,CA28 9HA
Proposal	SINGLE STOREY REAR EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	21 April 2010
Dispatch Date	21 April 2010
Parish	Whitehaven

Application Number	4/10/2124/OA1
Applicant	Mrs Jane Wong
Location	STRAND HOUSE,STRAND STREET,WHITEHAVEN,CA28 7LJ

Proposal	DISPLAY OF THREE NON ILLUMINATED ADVERTISEMENTS
Decision	Approve Advertisement Consent
Decision Date	5 May 2010
Dispatch Date	5 May 2010
Parish	Whitehaven

Application Number	4/10/2125/0F1
Applicant	Mr S Martin
Location	ROZEL, DRIGG ROAD, SEASCALE
Proposal	TO CONSTRUCT A NEW GARAGE ON THE SITE OF A CURRENT GARAGE WITHIN THE BOUNDARY OF PROPERTY
Decision	Approve (commence within 3 years)
Decision Date	29 April 2010
Dispatch Date	29 April 2010
Parish	Seascale

Application Number	4/10/2128/0L1
Applicant	Mrs H Sutton
Location	52 ROPER STREET, WHITEHAVEN, CA28 7AU
Proposal	LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS ASSOCIATED WITH CONVERSION OF FIRST AND SECOND FLOORS TO PROVIDE TWO APARTMENTS
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	30 April 2010
Dispatch Date	30 April 2010
Parish	Whitehaven

Application Number	4/10/2129/0F1
Applicant	MR Ian Osborn
Location	FIELD 7411, THORNHILL, EGREMONT,
Proposal	PROPOSED AGRICULTURAL BUILDING
Decision	Approve (commence within 3 years)
Decision Date	5 May 2010
Dispatch Date	5 May 2010
Parish	St Johns Beckermat

Application Number	4/10/2132/0F1
Applicant	Mr Kevin Masson
Location	THE ROWAN TREE, HOLMROOK

Proposal	DOUBLE GARAGE
Decision	Approve (commence within 3 years)
Decision Date	5 May 2010
Dispatch Date	5 May 2010
Parish	Drigg & Carleton

Application Number	4/10/2134/OF1
Applicant	Mr John Jackson
Location	LAND BETWEEN 17 & 19 VICARAGE LANE, ENNERDALE BRIDGE, CLEATOR
Proposal	APPLICATION TO REPLACE AN EXTANT PLANNING PERMISSION FOR A TWO STOREY DETACHED DWELLING, DETACHED DOUBLE GARAGE & ASSOCIATED WORKS
Decision	Approve (commence within 3 years)
Decision Date	6 May 2010
Dispatch Date	6 May 2010
Parish	Ennerdale and Kinniside

Application Number	4/10/2136/OF1
Applicant	Miss Helen Milligan
Location	85 LOWTHER ROAD, MILLOM, LA18 4PN
Proposal	GROUND FLOOR KITCHEN EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	21 April 2010
Dispatch Date	21 April 2010
Parish	Millom

Application Number	4/10/2137/OF1
Applicant	Mr A Hawdon
Location	130 DEVONSHIRE ROAD, MILLOM, LA18 4JP
Proposal	ERECTION OF PORCH/BOOTROOM ON FRONT ELEVATION OF HOUSE
Decision	Approve (commence within 3 years)
Decision Date	21 April 2010
Dispatch Date	21 April 2010
Parish	Millom

Application Number	4/10/2138/OF1
Applicant	Mr I Jackson
Location	10 HEATHCOTE PARK, CLEATOR MOOR

Proposal	CONVERSION OF EXISTING GARAGE TO LOUNGE AND WC AND ERECTION OF CONSERVATORY AND OUTBUILDING
Decision	Approve (commence within 3 years)
Decision Date	13 May 2010
Dispatch Date	13 May 2010
Parish	Cleator Moor

Application Number	4/10/2143/0F1
Applicant	Mr & Mrs N Stephenson
Location	WHITECROFT HOUSE, EGREMONT, EGREMONT, CA22 2UB
Proposal	10' EXTENSION TO EXISTING STABLE BLOCK
Decision	Approve (commence within 3 years)
Decision Date	21 April 2010
Dispatch Date	21 April 2010
Parish	Lowside Quarter

Application Number	4/10/2145/0R1
Applicant	Messrs Jordan, Hayward & Grayson
Location	ST MICHAELS CHAPEL, MORESBY PARKS, WHITEHAVEN, CA28 8XG
Proposal	APPLICATION TO REPLACE AN EXTANT PLANNING PERMISSION IN ORDER TO EXTEND THE TIME FOR IMPLEMENTATION FOR ERECTION OF 5 NO. 4 BEDROOMED DETACHED HOUSES
Decision	Approve (commence within 3 years)
Decision Date	10 May 2010
Dispatch Date	10 May 2010
Parish	Moresby

Application Number	4/10/2147/0F1
Applicant	Mr J Kinsella
Location	24 WORDSWORTH ROAD, WHITEHAVEN, CA28 6UA
Proposal	ERECTION OF GARAGE
Decision	Approve (commence within 3 years)
Decision Date	21 April 2010
Dispatch Date	21 April 2010
Parish	Whitehaven

Application Number	4/10/2149/0F1
Applicant	Mr Steven Allington
Location	30 SALTHOUSE ROAD, MILLOM, LA18 5AE

Proposal	CONSERVATORY TO REAR OF PROPERTY
Decision	Approve (commence within 3 years)
Decision Date	29 April 2010
Dispatch Date	29 April 2010
Parish	Millom

Application Number	4/10/2150/0F1
Applicant	
Location	SELLAFIELD, SEASCALE, CUMBRIA
Proposal	RENEWAL OF TEMPORARY PERMISSION FOR A SINGLE STOREY PREFABRICATED BUILDING - ARCHIVE RECORDS STORE
Decision	
Decision Date	12 May 2010
Dispatch Date	12 May 2010
Parish	St Bridgets Beckermest

Application Number	4/10/2151/0F1
Applicant	Mr A Sparks
Location	43 BALMORAL ROAD, WHITEHAVEN, CA28 6UY
Proposal	SINGLE STOREY SIDE EXTENSION AND BEDROOMS IN LOFT SPACE + FRONT PORCH
Decision	Approve
Decision Date	22 April 2010
Dispatch Date	22 April 2010
Parish	Whitehaven

Application Number	4/10/2152/0F1
Applicant	Mrs Judith Bragg
Location	EBB-TIDE, 11 SOLWAY RISE, ST BEES, CA27 0EZ
Proposal	ATTIC CONVERSION & DINING ROOM EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	21 April 2010
Dispatch Date	21 April 2010
Parish	St Bees

Application Number	4/10/2153/0A1
Applicant	Ms J Crowe
Location	PHOENIX HOUSE, JACKTREES ROAD, CLEATOR MOOR
Proposal	ADVERT CONSENT TO DISPLAY 3 NON-ILLUMINATED SIGNS
Decision	Approve Advertisement Consent

Decision Date	14 May 2010
Dispatch Date	14 May 2010
Parish	Cleator Moor

Application Number	4/10/2154/0L1
Applicant	Ms J Crowe
Location	PHOENIX HOUSE, JACKTREES ROAD, CLEATOR MOOR
Proposal	LISTED BUILDING CONSENT TO DISPLAY 3 NON ILLUMINATED SIGNS
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	14 May 2010
Dispatch Date	14 May 2010
Parish	Cleator Moor

Application Number	4/10/2156/001
Applicant	Mr I Birdsall
Location	ROKENDA, BIRKS ROAD, CLEATOR MOOR
Proposal	APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE AN EXTANT PERMISSION IN ORDER TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION FOR OUTLINE FOR 1 DWELLING WITH GARAGE
Decision	Approve in Outline (commence within 3 years)
Decision Date	13 May 2010
Dispatch Date	13 May 2010
Parish	Cleator Moor

Application Number	4/10/2157/TPO
Applicant	Mr William Sumner
Location	3 LAUREL BANK, FOXHOUSES ROAD, WHITEHAVEN, CA28 8AD
Proposal	FELLING OF TREE SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	7 May 2010
Dispatch Date	10 May 2010
Parish	

Application Number	4/10/2158/0F1
Applicant	Mr A Hewson
Location	SECURE COMPOUND, HIGH ROAD, WHITEHAVEN
Proposal	SECURE COMPOUND (ADJACENT TO APPROVED HOUSING DEVELOPMENT)
Decision	Approve

Decision Date	29 April 2010
Dispatch Date	29 April 2010
Parish	Whitehaven

Application Number	4/10/2159/0A1
Applicant	R Lightfoot
Location	LAND ADJACENT TO HIGH ROAD (FORMER MARCHON CAR PARKS), WHITEHAVEN
Proposal	ERECTION OF 'V' SALES BOARD, 4 NO FLAGPOLE ADVERTISEMENTS & TEMPORARY HOARDING
Decision	Approve Advertisement Consent
Decision Date	10 May 2010
Dispatch Date	10 May 2010
Parish	Whitehaven

Application Number	4/10/2160/0N1
Applicant	Mr T Graham
Location	ASHLEIGH FARM, MIDDLETOWN, EGREMONT
Proposal	NOTICE OF INTENTION FOR GENERAL STORAGE BUILDING
Decision	No Objection
Decision Date	23 April 2010
Dispatch Date	23 April 2010
Parish	Lowside Quarter

Application Number	4/10/2162/001
Applicant	Mr W Underwood
Location	LAND TO REAR OF DALZELL STREET, MOOR ROW
Proposal	OUTLINE APPLICATION FOR ONE DWELLING, GARAGE & WORKSHOP
Decision	Refuse
Decision Date	10 May 2010
Dispatch Date	10 May 2010
Parish	Egremont

Application Number	4/10/2163/0F1
Applicant	Mrs A Mills
Location	11 DENT ROAD, MIREHOUSE, WHITEHAVEN
Proposal	ERECTION OF KITCHEN/GARAGE EXTENSION AND LAYING A DRIVE TO EXISTING DROPPED KERBS
Decision	Approve (commence within 3 years)
Decision Date	29 April 2010

Dispatch Date	29 April 2010
Parish	Whitehaven

Application Number	4/10/2171/0F1
Applicant	Mrs T West
Location	WHIN BANK, ROTTINGTON, WHITEHAVEN
Proposal	EXTENSION TO BUNGALOW
Decision	Approve (commence within 3 years)
Decision Date	10 May 2010
Dispatch Date	10 May 2010
Parish	St Bees

Application Number	4/10/2173/0F1
Applicant	Mr L Smith
Location	2 MONKWRAY VILLAS, KELLS, WHITEHAVEN
Proposal	TWO STOREY EXTENSION TO SIDE
Decision	Approve (commence within 3 years)
Decision Date	29 April 2010
Dispatch Date	29 April 2010
Parish	Whitehaven

Application Number	4/10/2174/0F1
Applicant	Mr & Mrs Park
Location	2 WYNDHAM PLACE, EGREMONT
Proposal	EXTENSION TO REAR PITCHED ROOF TO GARAGE AND ERECTION OF PORCH TO FRONT
Decision	Approve (commence within 3 years)
Decision Date	23 April 2010
Dispatch Date	23 April 2010
Parish	

Application Number	4/10/2175/0F1
Applicant	Mr G Briggs
Location	WHITEGATE COTTAGE, HALLSENNA, HOLMROOK
Proposal	ADDITION OF EXTRA STOREY UPON EXISTING SINGLE STOREY SIDE EXTENSION WITH PROPOSED BALCONY
Decision	Approve (commence within 3 years)
Decision Date	29 April 2010
Dispatch Date	29 April 2010
Parish	Gosforth

Application Number	4/10/2180/OF1
Applicant	Mr Chris Harrison
Location	HOLM COTTAGE, SELLAFIELD ROAD, BECKERMET
Proposal	DEMOLISH EXISTING EXTENSION AND ERECT NEW 2 STOREY EXTENSION TO EAST ELEVATION, ALTERATIONS TO EXISTING GARAGE/PARKING AREA & INSTALLATION OF VELUXES AND SOLAR ROOF PANELS.
Decision	Approve (commence within 3 years)
Decision Date	14 May 2010
Dispatch Date	14 May 2010
Parish	St Bridgets Beckermat

Application Number	4/10/2181/OF1
Applicant	Mr R Barrow
Location	WHARTONS GARAGE, 1 DUKE STREET, MILLOM
Proposal	DEMOLISH OLD INSPECTION BAY AND STORAGE BUILDING & INSTALL AUTOMATIC CAR WASH UNIT AND ACCESS RAMP
Decision	Approve (commence within 3 years)
Decision Date	14 May 2010
Dispatch Date	14 May 2010
Parish	Millom

Application Number	4/10/2183/OF1
Applicant	Mrs J Forrest
Location	MILLOM LEISURE CENTRE, LANCASHIRE ROAD, MILLOM
Proposal	TO SITE AN ISO FREIGHT CONTAINER AT FRONT OF THE BUILDING
Decision	Approve
Decision Date	14 May 2010
Dispatch Date	14 May 2010
Parish	Millom

Application Number	4/10/2192/OF1
Applicant	Mr S and Mrs E Wild
Location	31 WINDRIGG CLOSE, EGREMONT
Proposal	KITCHEN EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	14 May 2010
Dispatch Date	14 May 2010
Parish	Egremont