

# STANDARD CONDITIONS

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

## Outline Consent

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

## Reserved Matters Consent

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

## Full Consent

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

## RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

**PLANNING PANEL**

**27 MAY 2009**

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1 4/09/2154/0

CHANGE OF USE OF REDUNDANT SHED INTO A  
RETAIL/TRADE/STORAGE DISTRIBUTION CENTRE  
UNIT D1, HAIG ENTERPRISE PARK, KELLS, WHITEHAVEN,  
CUMBRIA.  
TONY ROBERTS

Parish                      Whitehaven

Planning permission is sought for the conversion of a former engineering shed at Haig Enterprise Park for the storage and sale of carpets. The unit is to be occupied by Tony Roberts who is to relocate his existing business from several premises within the town centre. The building is to be sub-divided internally to provide a display area for off cuts and larger rolls of carpets; a storage area for carpets; enhanced staff facilities and also a dedicated loading and unloading area. The amount of useable floor space is to be extended by installing a mezzanine floor.

Externally the building is to be re clad with dark green corrugated sheeting with gold and maroon trim to reflect the applicant's house colours. A pitched roofed porch extension is to be added to the side elevation to form a customer entrance from the car park. A number of existing window openings are also to be blocked up as part of this proposal. Access is to be achieved using the existing entrance into the Enterprise Park and the existing area of parking is to be retained for both staff and customers.

In terms of consultations both the Highway Control Officer and the Historic Environment Officer at Cumbria County Council have raised no objections to this application. The Council's Scientific Officer has requested that the unit should be clean and suitable for use given the previous industrial use of the shed.

Policy EMP 7 of the adopted Copeland Local Plan 2001-2106 sets out that the alternative use of existing employment sites will only be permitted if:-

1. there is no current or likely future demand for the site or premises; or
2. the site or use gives rise to environmental problems which can be mitigated with an alternative use in accordance with Policy EMP 6, or
3. it is not an important part of a wider regeneration proposal or meets need established by the Local Plan in support of the Community Strategy and the wider community benefits outweigh the loss of employment land.

Policy TCN 1 promotes the vitality and viability of Whitehaven by encouraging retail developments to remain within the town centre. It

does, however, recognise that the historic core of the town does not easily lend itself to large scale town centre uses. Policy TCN 2 reflects the Government Guidance outlined in PPS6 : "Planning for Town Centres" and sets out a sequential test for retail development which states that out of town locations should only be considered where an appropriate town centre or edge of centre site cannot be identified and a need for the development can be clearly demonstrated.

The applicant has a long established business within the town. His current operation is spread over three retail units and a warehouse on Mill Street. This disaggregated arrangement causes staffing issues and is not efficient in business terms. Historically, the warehouse on Mill Street has also attracted complaints from local residents due to the restricted nature of the site and the difficulties of vehicles loading and unloading. The current application is designed to consolidate his operation onto one site which will result in greater economies of scale. The Haig Enterprise site offers a large unit which is adequately served by parking and loading/unloading facilities. It would also allow the business to expand with the potential for the creation of an additional 5 jobs.

The applicant has indicated that he would prefer to remain within the town. He has considered a number of potential town centre locations but they have all proven to be unsuitable due to either their size or their inadequate loading/unloading facilities. The nature of his business involves the storage and display of long rolls of carpet. Such bulky goods are difficult to accommodate within the traditional smaller units that characterise the town centre. Following negotiations with the applicant he has agreed to retain his current retail unit on James Street to ensure that he still has a retail presence within the town and has a contact point where appointments can be arranged should this application be approved.

On balance, there is considered to be some merit in allowing this type of business to be relocated into an out of town location given the nature and scale of the business and the lack of suitable premises within the town centre which cater for the applicant's functional requirements. Relocation would also resolve the current problems that result from the use of a warehouse on Mill Street. In order to retain control over the future use of the site it is considered appropriate to attach conditions to any permission. The guidance set out in PPS 6 does suggest that conditions can be used to limit the range of goods that are sold from out of town retail units. The other alternative would be to limit any permission specifically to the applicant to ensure that any future use is not wholly unrestricted retail in its nature.

#### Recommendation

Approve (commence within 3 years)

2. The permission hereby granted shall enure for the benefit of Tony Roberts only and on the discontinuance of this occupancy of the premises, the use hereby permitted shall cease.
3. Prior to the first use of the premises for any retail purpose a sample of the external cladding shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details at all times thereafter.

The reasons for the above conditions are:-

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

In view of the out of town location of the site, the Local Planning Authority would wish to carefully examine any further retail use of the premises other than that which is hereby approved

To ensure that the character of the area is not adversely affected by reason of the appearance of the type and colour of materials to be used in the proposed development

Reason for decision:-

This large scale unit provides a suitable retail premises to meet the functional needs of the applicant's business that cannot be provided within the town centre. On this basis the proposed change of use is considered to be consistent with the aims and objectives of Policies EMP 7, TCN 1 and TCN 2 of the adopted Copeland Local Plan 2001-2016.

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2 4/09/2100/0

REPLACEMENT GARAGE - RETROSPECTIVE (RESUBMISSION)  
GARAGE 'C' OFF, LINGMELL CRESCENT, SEASCALE,  
CUMBRIA.  
MISS C WESTON

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Parish

Seascale

- "We understand that there are now two objectors to the application. We understand that in addition to the access problems which we have already highlighted, there is a planning issue with the revised application as there is now no adequate drainage being provided. The amended plan removes the drainage system that was in place so that the water will simply run off making the whole site wet. The Parish Council strongly recommend a site visit to consider both the above planning applications."

Retrospective planning permission is sought for the erection of a replacement garage at Lingmell Crescent, Seascale. This application was reported to the Planning Panel meeting on 29 April 2009 with a recommendation for a site visit which was undertaken by Members on 13 May 2009.

The proposed garage is located on a garage site to the rear of Lingmell Crescent with the applicant's dwelling on Hallsenna Road adjoining the site to the rear. The site has 12 garages set in two rows either side of a central turning area.

This application retrospectively seeks permission for the garage currently measuring 8.5m x 3.5m, with a height of 2.0m to the eaves and 2.5m to the ridge. It is located 350mm off the rear boundary and currently overhangs the adjoining garage by approximately 5cm, with a gap from wall to wall between the two garages of 5cm. The garage has a multi-coloured spar dash finish to the walls, fibre cement roof panels, and a white powder coated galvanised steel up and over door to the front.

The application is being reported to the Panel due to the Parish Council's concerns about the retrospective nature of the application and the concerns regarding the overhang of the adjoining garage. The owner of this garage has also objected to the planning application on similar grounds.

Due to these concerns, the applicant has now submitted amended plans to reduce the overall size of the garage and amend its positioning to ensure that it does not overhang the adjoining garage and also to provide clear space between the two side walls. The overall width would be reduced from 3.5m to 3.3m and the garage repositioned 15cm to the west which would result in a 40cm gap between the two garages. The adjoining garage owner now has no objections to the amended proposal and the Parish Council indicated that they were satisfied with this amendment at the site visit on 13 May 2009.

Recommendation

Approve (commence within 3 years)



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2. Permission in respect of the site layout shall relate solely to the amended site layout plan received by the Local Planning Authority on 20 April 2009. Development shall be carried out strictly in accordance with the approved details.
3. The necessary works detailed to amend the site layout in accordance with the plan received by the Local Planning Authority on 20 April 2009 shall be carried out within 6 months of the date of this application and shall be undertaken strictly in accordance with the approved details.

The reasons for the above conditions are:-

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

For the avoidance of doubt

Reason for decision:-

The amended proposal represents an acceptable domestic garage on a garage site which is in accordance with Policy HSG 25 of the adopted Copeland Local Plan 2001-2016, regarding non-residential development in housing areas.

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3 4/09/2114/0

NEW BUILD OFFICES AND RESEARCH FACILITY  
PLATEAU 11, WESTLAKES SCIENCE & TECHNOLOGY PARK,  
WESTLAKES, MOOR ROW, CUMBRIA.  
ENERGUS

Parish St Bees

- no comments received.

Egremont - fully support this application which will provide the advancement of scientific knowledge.

INTRODUCTION

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 and decommissioning engineering. Jointly funded by the Nuclear Decommissioning Authority and the Dalton Institute of the University of Manchester, the Facility will

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provide much needed ongoing research and development study in key areas that will support the broader nuclear and energy agenda of West Cumbria.

In parallel with the DCF, additional lettable Research and Development space will be created for compatible research organisations.

A total of 2370 sq m floorspace will be created.

THE SITE

The DCF is proposed on Plateau 11 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.

Plateau 11 sits at the most northerly corner of Westlakes and is a prepared and serviced development site with vehicular access from the circular estate road. To the north lies the existing boundary of Westlakes, beyond which is open farmland and the existing Summergrove development. The existing Fleswick Court office building is to the immediate west and south whilst to the east, across the access road, is the as yet undeveloped Plateau 10.

The site is generally flat at a level slightly lower than the access road and falls away to the north and west. It has a generally open character with views towards the coast and St Bees to the west and views of the Lake District fells to the east.

There is some structure planting along the northern boundary and to the south of the site though it is immature in character. There is a small pond to the north west of the main plateau; otherwise the site is grassed.

One major element of the site is a 132 kw overhead power line which crosses the western edge of the plateau. The presence of this overhead line limits development beneath it to a height of 7.689m. In addition, the power line will limit the nature of the construction process.

THE DEVELOPMENT PROPOSAL

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

1. the core contains a reception area, toilets, lockers, kitchen facilities and plant rooms
2. the DCF R & D area provides open plan accommodation for 30 PhD students, 2 professors, offices, meeting rooms, library area,

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documents store and IT server

3. lettable R & D areas provide open plan office space which is capable of subdivision.
4. accommodation for specialist research equipment comprising an electron beam facility (or Pelletron), a target room for material damage studies, a second target room for radiation science studies, a control room, a workshop/laboratory and cobalt 60 source room.

The core building is circular in form and clad with random coursed local slate. This core building acts as the strong visual centre, around which all other areas radiate from. The circular construction is emphasised by colour rendered radial walls which act as "bookends" to the office areas. In contrast, the circumference walls are largely glazed, giving views outwards and good natural daylight to the offices.

The aluminium roofs have extensive eaves providing sun shading and covering external spiral stairs which become sculptural elements in themselves.

Overall, the building does not exceed a two storey structure so that it is in keeping with other developments in the Westlakes site.

The pelletron is housed in a stand alone building linked to the core building by a radial glazed corridor. External finishes will match the main office buildings, comprising coloured rendered walls, aluminium windows and aluminium roof cladding.

Up to 65 car parking spaces are located to the rear of the site, together with provision for motor cycles and bicycles. External provision is also made for a gases compound and waste area with room for separate containers for recycling materials.

The concentric plan of the building is reflected in the external landscaping with a current, shallow "moat" across which the main entrance door is approached. A water feature is also formed on the west side of the building where it will act as an attenuation pond. To the south and east of the DCF facility curved planting beds span between the radial walls that extend out into the landscape.

The development will be fully compliant with the requirements imposed by the Disability Discrimination Act and takes on board Secured by Design principles.

#### CONSULTATIONS

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

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Highways Agency - no objections

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

Environment Agency - no objections.

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

PLANNING POLICY

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

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

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

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

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

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

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

SUMMARY

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

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

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appearance at Westlakes.

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

Recommendation

Approve (commence within 3 years)

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

Site plan (drawing No 08116-01D) received 20 March 2009

Existing site plan (drawing Non 08116-06) received 20 March 2009

Block plan (drawing No 08116-07) received 20 March 2009

Office building elevations (drawing NO 08116-05-D)  
received on 20 March 2009

Pelletron building (drawing No 08116-10A) received 20 March 2009

Preliminary drainage layout (drawing No 4082/01 Rev A) received  
20 March 2009

Office building ground floor (drawing No 08116-02D) received 20  
March 2009

Office building first floor (drawing No 08116-03D) received 20  
March 2009

Office building roof (drawing No 08116-04) received 20 March 2009

Site plan(drawing No 08116-08) received 20 March 2009

Design and Access Statement - Architects Plus received 20 March  
2009

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

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4. No development approved by this permission shall be occupied until the car park area has been provided, drained and marked out in accordance with the submitted plan. The car parking shall be retained and capable of use when the development is completed and shall not be removed or altered without the prior written consent of the Local Planning Authority.
  5. The site shall be drained on a separate system, with only foul drainage connected into the foul sewer.
  6. No development approved by this planning permission shall be commenced until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority and such a scheme shall include:-
    - (a) details of all boundary treatments, including supplementary planting to the existing structure planting along with northern site boundary
    - (b) details of materials to be used in all hard surfacing
    - (c) planting details including species, heights, location and spacing
    - (d) a timetable for carrying out the scheme
  7. The approved landscaping scheme shall be implemented within the first planting season following the commencement of occupation of the site. Any tree or shrub found dead or dying within five years of planting shall be replaced by specimens of similar type and size to the satisfaction of the Local Planning Authority.
  8. Before development commences a scheme of landscape maintenance shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscaping scheme shall be carried out in accordance with the approved schedule.

Reason for conditions:-

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

For the avoidance of doubt

In the interests of visual amenity

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

To ensure a satisfactory means of drainage

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

Reason for decision:-

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

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4 4/09/2134/0

CONSTRUCTION OF A NEW RIG HALL & OFFICE  
ACCOMMODATION  
SITE ADJACENT TO UNIT 10,  
BRIDGE END INDUSTRIAL ESTATE, EGREMONT, CUMBRIA.  
JAMES FISHER NUCLEAR LTD

Parish                      Lowside Quarter

- No objections.

THE PROPOSAL

An application to construct a new Rig Hall and attached office block on a vacant 0.3 hectare plot within the existing Bridge End industrial estate at the southern end of Egremont. Also proposed is an accompanying car park comprising 37 bays and service yard for HGV's. Vehicular access to the site would be via the C4001 which serves the industrial estate as a whole then via an existing feeder road off it.

At the last meeting Members resolved to visit the site to fully appraise all the issues this application raises prior to determination. This took place on Wednesday 13 May 2009.

The level site comprises open rough grassland with a group of semi mature trees in the centre. To the west it is bounded by a linear group of trees leading to the River Ehen which it is proposed to retain. To the south is an existing feeder road, beyond which is woodland and a small group of dwellings. To the east it fronts the access road into the estate with existing industrial units opposite, whilst to the north is situated the applicants own large existing building.

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This is notably a large building in scale and height with the bulk of it comprising the rig element measuring 26 metres in width by 36 metres in length by 21 metres in height to the ridge. An attached two storey office block 10 metres in width by 30 metres in length will be located to the southern side. In terms of position on the site the rig building will be situated some 12 metres back from the kerb edge of the adjacent access road alongside part of the existing building with a separation distance between of 6 metres. To the rear is the large tarmacked car park and service yard. Access/egress will be available to both the front and rear of the building for large vehicles and into it via large service delivery doors.

External materials to be used include goose wing grey composite panels to the roof and walls with a red/brown facing brick plinth. The large roller shutter doors to the front and rear will be coated in blue to match the adjacent unit. Windows and doors will comprise goose wing grey powder coated aluminium.

The purpose of such a tall building is to provide a facility for the construction and testing of large scale rigs for which a market has been identified in association with the nuclear industry and specifically the decommissioning works at Sellafield. To date there is no other facility available in the West Cumbria area.

PLANNING HISTORY

Recent planning history to the site is relevant. There is an extant permission for a similar rig hall and office building on the site, in the same position and on the same footprint as the current proposal. The most notable differences are in the scale, design and external finishes, the approval having a concave roof form finished in blue edging along with grey and blue colour coated steel walls as opposed to a more traditional pitched roof design finished in just one colour all over, that of goose wing grey (4/07/2123/0F1 refers). In terms of scale the existing permission granted a 22 metre high building over half of its length, the other half being 14.5 metres high, whereas this current proposal seeks a uniform ridge height of 21 metres (viz 1 metre lower than the existing approval) over its entire length.

LOCAL PLAN POLICIES

In terms of planning policy, adopted Copeland Local Plan Policies DEV 6: Sustainability in Design, EMP 1: Employment Land Allocation and EMP 4: Extension of an existing Employment Use are relevant. The former requires a high standard of design and that the development adheres to sustainability principles; EMP 1 identifies that the site is existing employment land with planning permission and EMP 4 permits the extension of an existing employment use, recognising that existing firms should be allowed to expand onto adjoining sites where appropriate such as this.



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CONSULTATION RESPONSES

Egremont Town Council - were consulted as an adjoining Parish. They note a reduction of 1.0m in height from the previous application and raise no objections.

United Utilities - have no objection providing the site is drained on a separate system with foul drainage only connected into the foul sewer.

Highway Authority - have no objection subject to conditions.

Flood and Coastal Defence Engineer - objects as the proposal falls within Flood Zone 2 and no flood risk assessment has been submitted. The previous application, however, which was on the same footprint had the building mainly located outside the flood risk zone associated with the River Ehen to which the Environment Agency and the Council's Drainage Engineer raised no objections. A flood risk assessment has been undertaken and a copy is awaited. A verbal update will be provided at the meeting.

Landscape Officer - no objection to the removal of the five cherry trees in the centre of the site and would preferably like to see the retention and protection of the three lime trees on the northern boundary and an adequate replanting and landscaping scheme. The retention of these young trees, however, will not be possible due to their proximity to the proposed building and the fact that there is no scope for amending the location with the optimum position being agreed to minimise flood risk.

LOCAL REPRESENTATIONS

Three letters have been received from residents who live in the vicinity and have views across the site. They collectively express concern on the following grounds:

1. Object to the height of the building which will impede on the skyline enormously and the town.
2. It is completely out of character with the units on the estate. A larger industrial estate such as that at Moresby would be more suitable for a construction of this size.
3. Would create an eyesore when entering the town and Egremont Development Initiative have spent a fortune on the roundabouts and entrances.
4. The road access is dangerous due to the increase in number of parked cars along Vale View and Cringlethwaite Terrace.
5. Will affect views and daylight from local houses.

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6. Request sensible working hours and that noise be kept to a minimum.

In response to the concerns raised I would comment that whilst this is a tall building with its form dictated by its function, there is a justifiable need for the increase in massing and scale. Although the complainants' views will be affected by the proposal they are sited a considerable distance away, two reside on Cringlethwaite Terrace, some 82 metres distant, and the other in an adjacent property at 54 metres distant, so as not to be so affected by the proposal that it has a significant adverse affect on their amenity. General views as this are not a material planning consideration. It will, however, have an impact on the skyline. This is accepted. However, this will be mitigated by the fact it is set down at a much lower level than the adjacent approach road network into Egremont and there is substantial screening which has established opposite Cringlethwaite Terrace and will serve to substantially reduce its impact for the large part and render only the upper sections of the building visible.

In relation to the other comments raised there will be no night time activities and no deliveries at night.

#### KEY ISSUES AND CONCLUSION

The key issue to be considered is the likely visual impact from such a tall building, particularly in relation to nearby residential properties and generally on the skyline. Clearly a building of this height will have a significant impact on the local environment. There are residential properties in the vicinity whose views will be affected. These include Cringlethwaite Terrace and the group of dwellings at New House adjacent. Whilst the latter are closer with two benefitting from an access off the industrial estate they are positioned so that there are no overlooking windows onto the site. There is also considerable screening afforded by mature trees. The proposed development will be on land that is lower than the adjacent development and the road network which will help reduce it's impact on the skyline together with the mature boundary screening.

It should also be taken into account that this proposal has notable design differences from the previous approved design. Although it is one metre lower in height at 21 metres, this height will extend over the whole of the rig building as opposed to being stepped, which significantly increases its scale and massing.

As with the previous approval it is recognised that the proposed building will provide the capability to undertake large scale rig developments to meet a local identified need. Although its height will have a significant impact on some wider views, it is recognised that this will be limited by the existing topography. On balance, and bearing in mind the local economic benefits the proposed development will generate, the benefits of the scheme are considered to outweigh any harm likely to be caused. As such, it is considered to

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satisfactorily comply with Policies DEV 6, EMP 2 and EMP 4 of the local plan and is recommended for approval.

Recommendation

Approve (commence within 3 years)

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, by S E Woodall of Day Cummins Ltd, dated 27 March 2009, received on 31 March 2009

Copy Letter to S E Woodall from Treescapes Consultancy Ltd, dated 9 March 2009, received 31 March 2009

Flood Risk Assessment

Site Plan as Proposed, Scale 1:200 (drawing no. 2944/06/Rev B) received on 31 March 2009

Elevations as Proposed, scale 1:150 (drawing no. 2944/04/Rev C) received on 31 March 2009

Floor Plans as Proposed, scale 1:150 (drawing no. 2944/03/Rev B) received on 31 March 2009

Site Plan as Existing, scale 1:200 (drawing no. 2944/02) received on 31 March 2009

Site Location Plan, scale 1:2500 (drawing no. 2944/01) received on 31 March 2009

Photomontage of Proposed New Rig Hall and Offices, by Day Cummins Ltd, received on 31 March 2009

Additional Plan, Longitudinal Section showing site relationship with Cringlethwaite Terrace, scale 1:200 (drawing no. 2944/10/Rev A) received on 8 May 2009

3. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.
4. Before development commences full details of the surface water drainage scheme, including attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

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5. There shall be no operational use of the Rig Hall between the hours of 8.00p.m. and 8.00a.m. on any day.
6. The access, car parking and servicing provisions shown on drawing no. 2944/06/Rev B shall be constructed and brought into full operational use before the commercial use of the new development becomes operational and shall be so maintained thereafter.
7. Before development commences details of all measures to be taken to prevent surface water discharging onto or off the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
8. Before development commences samples of the external cladding materials shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall thereafter not be changed without the prior written consent of the Local Planning Authority.
9. No development shall take place until full details of soft landscaping works and a schedule of landscape maintenance, including details of its implementation, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and schedule.

Reason for the above conditions:-

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

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

To minimise potential disturbance to nearby residents particularly as a result of noise

In the interests of highway safety

To enhance the appearance of the development in the interests of the visual amenities of the area

MAIN AGENDA

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Reason for decision:-

The proposed development represents an important step in the development of West Cumbria as a centre of excellence for decommissioning skills and technology. Notwithstanding the necessary height of the rig hall the development is deemed to satisfy the requirements of Policies DEV 6, EMP 2 and EMP 4 of the adopted Copeland Local Plan 2001-2016.

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5 4/09/2138/0

FELL ASH TREE WHICH IS SUBJECT TO TREE  
PRESERVATION ORDER  
GREYWELL, RACE GROVE, THE GREEN, MILLOM, CUMBRIA.  
MR P BARNES

Parish Millom Without

- The Parish Council is of the opinion that a replacement tree ought to be planted and that the existing tree should not be felled until the replacement tree has established itself.

Mr Mellor (The Council's Landscape Officer) has informed the Parish Council that the existing tree, although mature, is not in imminent danger and is a fine specimen. Perhaps Mr Mellor could be asked to check the tree periodically until such time as the new tree is well established.

Permission is sought for the felling of an Ash Tree at Greywell, Race Grove, The Green, Millom. The single tree is protected under Copeland Borough Council Tree Preservation Order No 47 (1992) as it was deemed to be of significant amenity value to the area.

The applicant seeks to fell the Ash Tree as a Tree Surgeon, who submitted the proposal on his behalf, states that it needs to be felled as it has heart rot in the base of the main trunk along with severe root decay.

The Council's Landscape Officer has undertaken a site visit and has a differing opinion regarding the current condition of the tree. His comments regarding the application are attached. He mainly observes that the tree requires only remedial pruning at this stage rather than complete removal.

In terms of planning policy, the proposal would need to comply with Policy ENV 10 of the adopted Copeland Local Plan 2001-2016 regarding

# Memo



**From:** Richard Mellor  
**To:** Simon Blacker  
**My ref.** 4/09/2138/0\*1  
**Date:** 9<sup>th</sup> March 2009  
**Subject:** Fell Ash tree which is subject to Tree Preservation Order, Greywell, Race Grove, The Green, Millom, Cumbria

Dear Simon,

Thank you for a copy of the above planning application, which was received on the 8<sup>th</sup> April 2009.

I have now visited the site on the 8<sup>th</sup> April, I have a number of reservations relating to this application and the approval for felling this tree and these are as follows:

1. The lack of written evidence to support the claim that the tree's physiological condition
2. The justification for the tree's full removal
3. The prominence and visual impact this tree.

The Ash tree in which this application relates to has been protected for a number of reasons, the main one being its aesthetical value, the tree offers to the locality of Race Grove and the surrounding area of The Green.

The current health of this tree appears to be in the early stages of decline with minor stag heading being apparent on some of the very tips of branches towards the top of the crown, which demonstrates the tree is reducing its size as it reaches a period of senescence, however the majority of the crown is displaying plenty of signs of new growth with a good amount of bud proliferation.

On the basis of the above information, I would like to recommend that the tree receives a remedial, targeted, crown reduction of no more than 30% of the total volume of the crown, which is undertaken in accordance with BS 3998:1989 (Recommendations for Tree Surgery) and the pruning should be targeted towards specific areas of the crown in order to reduce the sail factor. This remedial pruning should also take into account the removal of and dead, dying or dangerous material within the crown as it was noted at the time of inspection that there were specific branches, limbs/scaffolds with die back and dead wood.

All works should be carried out during the winter of time the year to minimize stress on the tree and I would advise that annual inspections are carried out on this tree in order to clarify the rate and extent in deterioration of health.

Due to the aesthetical importance of this tree, I would like to suggest that in order to minimize its loss when the health & safety aspect of the tree becomes a greater factor than its safe

attention, that the applicant plants a suitability sized replacement tree at this stage within the garden. This measure would go some way to assisting any future application involving the removal of this tree.

Sincerely,

Richard Mellor  
Landscape Officer

MAIN AGENDA

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protection of trees. This policy states "Land and individual trees covered by Tree Preservation Orders will be protected from inappropriate development".

Given the attached comments from the Landscape Officer it is considered that it would be inappropriate to fell the tree currently. The comments have been forwarded to the applicant and his agent but they do not wish to withdraw the application or amend it to undertake remedial pruning of the tree only.

Therefore, in its current state, the application is recommended for refusal as it is demonstrably contrary to Policy ENV 10 of the adopted Copeland Local Plan 2001-2016.

Recommendation

TREE PRESERVATION REFUSE

This proposal is considered to represent an unacceptable and inappropriate felling of a single Ash Tree, protected by Copeland Borough Council Tree Preservation Order No 47 (1992) due to its significant amenity value to the area. The application is considered contrary to Policy ENV 10 of the adopted Copeland Local Plan 2001-2016, as the Council do not consider that the felling of the tree is either necessary or justified at this stage and only requires remedial pruning.

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6 4/09/2139/0

SINGLE STOREY EXTENSION TO REAR  
13, ST PAULS AVENUE, FRIZINGTON, CUMBRIA.  
MR S BIGRIGG

Parish Arlecdon and Frizington

- No comments received.

It should be noted that this application is being referred to the Panel given that it was registered prior to the implementation of the Council's new delegation scheme which was approved by Full Council on 31 March 2009.

Planning permission is sought to construct a single storey, pitched roof extension to the rear of this mid link, two storey house situated within the residential estate of St Pauls Avenue in Frizington.



MAIN AGENDA

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Measuring 3.35m in width the proposed extension will project 3.48m from the existing rear elevation and will have a maximum height of 3.4m. In terms of accommodation the extension will adjoin the existing kitchen and provide a utility room and WC.

As originally submitted the extension was to abut the side boundary to the east. This has since been amended and will now be set in 0.35m from the boundary to ensure the guttering does not overhang the neighbouring garden.

Externally, the extension will be finished with a concrete tiled roof and white UPVC windows and doors, both of which match the existing house. In terms of the walls, the entire house, including the extension, is to be re-dashed.

No objections have been received from statutory consultees.

A single letter of objection has been received from the adjoining property owner to the east. In summary, the objector is concerned that the extension will limit natural sunlight into her rear living room and make this room feel boxed in.

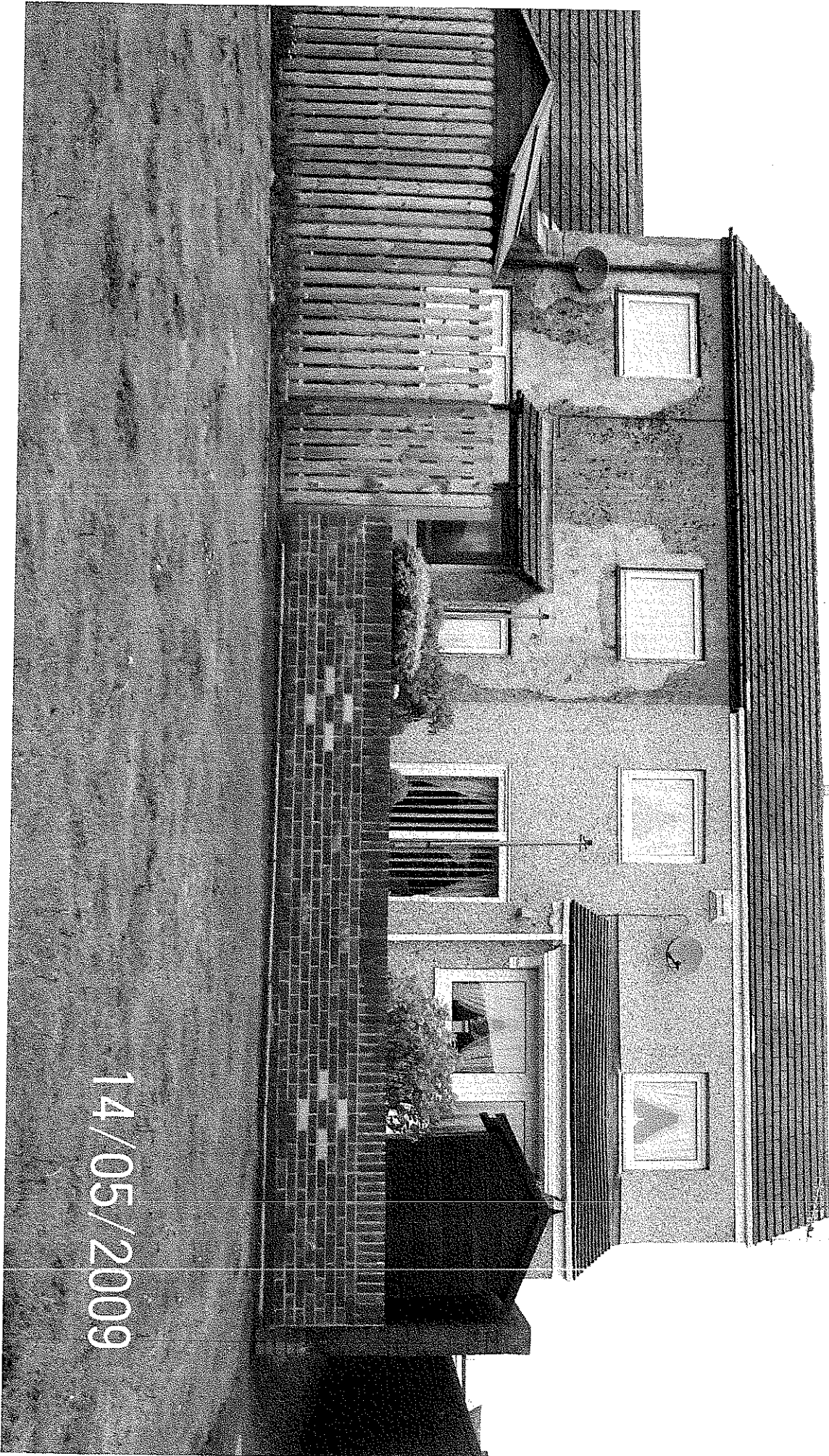
In response to these concerns I would point out that the objector's property already has a rear extension which is larger and projects further from the rear elevation than that proposed (photograph attached).

Policy HSG 20 of the adopted Copeland Local Plan 2001-2016 states that proposals for extensions or alterations to existing dwellings will be permitted so long as:-

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

In my opinion the proposed modest sized extension represents an acceptable form of development that satisfies the above policy criteria. Any impact on the adjoining property would not be so significant as to warrant refusal of planning permission and, as such, approval is recommended.

Recommendation



14/05/2009

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Approve (commence within 3 years)

2. Permission shall relate solely to the amended plan (Revision B) received by the Local Planning Authority on 24 April 2009. Development shall be carried out in accordance with the approved details.

Reason for conditions:-

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

For the avoidance of doubt

Reason for decision:-

An acceptable domestic extension to this mid link house in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016

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7 4/09/2152/0

CHANGE OF USE FOR SITING OF TEMPORARY CHALET  
BELVEDERE, WATH BROW, CLEATOR, CUMBRIA.  
MR G COAN

Parish Cleator Moor

- Members request exact dimensions/size of chalet and also request a site visit to ascertain exact location and size of grounds.

Planning permission is sought for a change of use of land for the siting of a temporary chalet at Belvedere, Wath Brow, Cleator Moor. This detached dwelling is located to the east of the Cleator Moor settlement, accessed off the C4017 Cleator Moor to Ennerdale road.

The moveable chalet is to be sited on garden land to the side of the applicant's dwelling, which has a large garden area to the front and side of the property. To the rear of Belvedere is the dwelling "High Wath" and to the south (the side of the property) is a dwelling known as "Ehen Garth".

The chalet would be sited in a cleared area on which garden outbuildings have previously been located, approximately 7 metres away from the gable elevation of Belvedere. It will be 11.60m x 3.65m in size and is single storey in construction. The structure

MAIN AGENDA  
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would be based on wheels with metal supports and externally it would be clad in UPVC planking coloured light green. While the main dwelling itself is accessed from a single driveway to the frontage, access to the chalet is to be through a rear track which adjoins the boundary where the chalet would be located.

The chalet would be located 12m from the rear elevation of Ehen Garth which contains a landing window and kitchen roof lights only. Due to the siting it would not be visible at all from the other adjoining residence, High Wath.

The chalet is required by the applicant for his elderly parents who currently reside elsewhere in Cleator Moor in unsuitable accommodation. As such, the proposal is effectively a "granny annex".

One letter of objection has been received from the owners of Ehen Garth. While not objecting to the principle of the application they state that Belvedere and, in turn, the chalet and any occupiers thereof, have no right of access along the rear track which is within the curtilage of Ehen Garth. While the issue of rights of access over land is not a material planning consideration, the agent has been asked to comment further with regards to this objection.

An application of this nature would need to be assessed against Policy HSG 23 of the adopted Copeland Local Plan 2001-2016, regarding individual caravans. This states:-

"Individual residential caravans or residential mobile homes will not be allowed. However, sympathetic consideration will be given to proposals involving special cases, for instance where the caravan is for a dependant relative or in establishing a new rural enterprise in relation to Policy HSG 6. Only temporary permissions will be granted in these circumstances and occupation of the caravan will be strictly limited to persons directly involved."

Given the distance to the nearest neighbouring dwellings and close proximity to the parent property within a large curtilage, it is considered that the siting of the chalet would not cause demonstrable harm in this location. The application states that the chalet would be for the property owner's elderly parents and it is only being applied for on a temporary basis in accordance with the policy. Therefore, in accordance with the points in this policy, should Members be minded to approve the application, conditions will be included to ensure that the use is limited to the persons directly involved and is only on a temporary basis.

Recommendation

Approve (commence within 3 years)

MAIN AGENDA

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1. The chalet hereby permitted shall not be occupied at any time other than by family members related to the applicant, Mr G Coan, of Belvedere, Wath Brow, Cleator Moor.
2. This permission shall expire on 31 May 2012. The chalet and any associated structures or facilities shall be removed from the site on or before this date and the land restored to its former condition unless the prior written consent of the Local Planning Authority has been obtained for its retention.

Reasons for the above conditions:-

For the avoidance of doubt

The Local Planning Authority wishes to be able to review the matter at the end of the limited period stated.

Reason for decision:-

The proposal represents an acceptable siting for a chalet to provide additional accommodation for the applicant's relatives on a temporary basis. This is in accordance with Policy HSG 23 of the adopted Copeland Local Plan 2001-2016

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8 4/09/2170/0

LAWFUL DEVELOPMENT CERTIFICATE APPLICATION FOR  
THE STORAGE OF CARAVANS  
SWISS COTTAGE, BORWICK RAILS, MILLOM, CUMBRIA.  
MRS K BAINES

Parish Millom

- No comments received.

A Lawful Development Certificate is sought for regularising the existing use of this site for the storage of up to 20 caravans. The land to which the application relates comprises a level grassed paddock situated to the rear of the detached dwelling known as "Swiss Cottage" set in its own extensive grounds at Borwick Rails in Millom. The site adjoins open pastureland to the south, west and east with the dwelling to the north. Vehicular access is via the existing single width driveway serving the dwelling off Devonshire Road which is shared, in part, to the north with a neighbouring detached house.

It is claimed that the site has been in continuous use for the past

MAIN AGENDA  
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20 years (since 1988) and has 20 pitches for the storage of up to 20 caravans. The number of caravans stored on site at any one time has varied due to the seasonal nature of caravan use. A site visit on 8 May 2009 revealed 16 caravans in storage and a GIS aerial photograph of the site dated 2008 shows at least 7 caravans parked on this area. The application is supported by 5 individual letters from owners who have stored their caravans on the site at various times in the past 19 - 20 years, along with an aerial photograph taken in 1989 which depicts 8 caravans.

A letter has been received from the resident of the neighbouring dwelling to Swiss Cottage who is not opposed to the submission but wishes to point out the following inaccuracies:-

1. There were a couple of old vans on the site in 1996 when they built their house but not up to 20.
2. The aerial photo is wrongly dated (should be 1998).
3. The lane which runs alongside their boundary wall is a joint access and perhaps a point of consideration for extra traffic.
4. 9 years is a closer calculation of use for van storage.
5. Concerns that it may become a tourist site.

In response to the above and for the purposes of clarification a Lawful Development Certificate enables applicants to establish whether an existing or proposed use is lawful for planning purposes. In this instance the owner is claiming that the land has been used continuously for caravan storage (though not always at the maximum capacity of 20) for at least 10 years by providing evidence of use for this purpose covering the past 19 - 20 years. Annex 8 on Lawfulness and the Lawful Development Certificate of Circular 10/97 : "Enforcing Planning Control" is the relevant statutory guidance to take into account. In determining the application this cites that the planning merits of the case are not relevant, as raised in points 3 and 5 above, and should not be debated. The issue of a certificate depends entirely on the factual evidence put forward to support the case with the onus of proof lying with the applicant. Also, this evidence does not need to be corroborated by independent evidence to be accepted. Although the neighbours consider in point 4 that the use is more likely to have been in operation for some 9 years there is no evidence to support this which would contradict the applicant's statement.

In assessing this application the relevant test, as determined by the courts, is whether, on the "balance of probability", based on the evidence and facts put forward that the use of the site for the storage of up to 20 caravans has been continuous for at least 10 years. It is considered that in this case sufficient evidence of this use has been demonstrated and a Lawful Development Certificate

MAIN AGENDA

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should therefore be issued.

Recommendation

Approval of Certificate of Lawfulness

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9 4/09/2198/0

ERECTION OF INDUSTRIAL BUILDING WITH OFFICE  
ACCOMMODATION, CAR PARKING & SERVICE YARD  
BECKERMET INDUSTRIAL ESTATE, HAILE, EGREMONT,  
CUMBRIA.  
MR M THOMSON

Parish St Johns Beckermest

- No comments received.

A proposal to erect a large building, part of which will incorporate a high tower, on an established industrial estate situated on the middle of open countryside between Haile and Beckermest. Vehicular access to the site is via an existing single track lane interspersed with passing places leading from the A595.

The site is located in the centre of the estate and currently houses two existing brick buildings and yard areas which are to be demolished. The main building will measure over 61 metres in length by 33 metres in width covering a gross floor area of 2079 square metres. A 12.2 metre portion of this will be just over 32 metres in height forming the tower, the remaining linear section being 15.5 metres in height. Attached to it at the side would be a two storey office block measuring just under 30 metres in length and 10.2 metres in width. Within the site will also be a servicing yard for HGV's and a car park accommodating 10 vehicles, the boundary of which will comprise a 2 metre high galvanised palisade fence.

External materials to be used include green profiled metal cladding similar in colour and profile to other buildings on the estate.

The purpose of such a facility is to enable two large overhead cranes to be installed within the tower section of the building and two floor pits for testing decommissioning equipment in association with the nuclear industry at Sellafield. In essence it will allow for the erection and dismantling of mock plant.

Previous planning history on the site is relevant. In 2007 a

MAIN AGENDA

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scaffolding tower was approved for a temporary period of 12 months which expired in April last year and has since been removed (4/07/2100/0F1 refers). This was intended as a forerunner to this application. The approved tower however was slightly smaller than the proposed tower and measured 24.6 metres in height as opposed to 32 metres.

The key issue with this application is the likely impact of the tower element of the structure in this isolated countryside location and, in particular, its visual impact on the rural landscape both from wider and local views. In view of this it is recommended that Members visit the site at this early stage to fully appraise the planning issues it raises.

Recommendation

Site Visit

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CUMBRIA COUNTY COUNCIL  
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10 4/09/9002/0

INSTALLATION OF 24 NUMBERED MONITORING BOREHOLES  
KEEKLE HEAD OPENCAST COAL SITE, PICA, CUMBRIA.  
MR T PRESCOTT

Parish                      Distington

This application relates to the former opencast site at Keekle Head. It is proposed to install 24 boreholes which are required for monitoring purposes in order to assess the underlying geology and hydrogeology in advance of proposals for an alternative reclamation scheme.

The boreholes are to be dotted around the site and comprise a steel barrel of 200mm diameter which will protrude approximately 0.3 metres above ground level. The depths of the boreholes will vary.

The boreholes will be installed over a 4 week period. Temporary site facilities are required for this period including 3 portable storage containers, 1 portable office, 1 portable toilet and 1 generator. All of these structures will be removed within 28 days from the commencement of works.

Access is to be achieved from an existing entrance off the public road which flanks the site.

The boreholes are small and unobtrusive. The layout has been designed to minimise the impact on hydrology and ecology. A full assessment is required on the potential impacts of alternative reclamation proposals being put forward. The proposed boreholes are an important part of this and would be consistent with Policy ENV 17 of the adopted Copeland Local Plan which seeks to reclaim land identified as derelict.

Although there are houses nearby the nearest boreholes are to be 150m and 75m away from Midtown respectively. Any drilling in this part of the site will not start until 8.30 am. It is also proposed to restrict the general hours of working on the remainder of the site by limiting activities between the period of 7.30 am and 6.30 pm. No working is planned on Sundays or Bank Holidays.

Members may be aware that there have been recent reports in the press about the possible future use of this site as an underground store for low level radioactive waste. This does not form part of the current proposal and should not have any bearing on the decision on this particular application. This is a similar situation to other proposals which are not prejudicial to the suitability of the site for a particular development. The most common example of this is when permission is sought for a wind monitoring mast on a potential wind farm site. In this case a full assessment of the condition of

CUMBRIA COUNTY COUNCIL

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the site so that the potential for reclamation can be established is welcomed and should be supported.

Recommendation

No objections subject to the restrictions on working hours and the removal of the temporary site facilities within 28 days as specified in the application.

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11 4/09/2181/0

PUBLIC REALM IMPROVEMENTS INCLUDING FOOTPATH  
RESURFACING, NEW ACCESS RAMP, ALTERATIONS TO  
EXISTING RAMP TO CREATE NEW RAISED LAWN, NEW  
STREET FURNITURE, LIGHTING AND LANDSCAPING  
WHITEHAVEN CIVIC HALL, LOWTHER STREET,  
WHITEHAVEN, CUMBRIA.  
COPELAND BOROUGH COUNCIL

Parish                    Whitehaven

This application relates to the area of public space which is located outside the Library and Civic Hall. It is proposed to refurbish this area to provide an improved public space in front of the civic buildings along both Scotch Street and Lowther Street. The project forms part of the Whitehaven Regeneration Programme.

The proposed refurbishment involves the resurfacing of the hard space with a limited palette of high quality grey paving, the introduction of new street furniture, enhanced planting and a new lighting scheme. The proposal has been designed to create four distinctive zones which are defined by a change in surface materials:-

Library Space - the existing large tree is to be retained and a small area of new seating is to be installed immediately in front of the library.

Lowther Street Plaza - a new square is to be created in front of the Civic Hall featuring new paving, benches, cycle stands and the introduction of replacement planting along the road frontage.

Civic Hall Entrance - the steps and ramp are to be refurbished to emphasise the entrance to the Civic Hall. New sign posting will create links to the town centre and harbour. The Civic crest is to be resited onto the side elevation of the Hall to make it more prominent.

Scotch Street Green space - a raised lawn containing new tree planting will provide a small outdoor amenity space. It is also proposed to attach pictures to the side of the Civic Hall facing onto Scotch Street to create a street gallery.

The existing street lighting is to be upgraded and extended to include wall mounted lights on the buildings and also up-lighters on the trees, benches and steps to create a distinctive evening environment.

An application for the removal of the five existing trees proposed in this application was approved in April. This permission was given on the basis that six semi-mature replacement trees were planted in this

COPELAND BOROUGH COUNCIL  
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open space. It was also agreed that four additional trees would be planted at a local park within Whitehaven town centre. The submitted scheme is consistent with this consent.

In terms of consultations, both the Council's Access Officer and the Copeland Disability Forum welcome the proposals but have suggested some amendments to the scheme to improve inclusive access on this shared surface, especially for the blind, to meet DDA standards. These have been passed onto the applicant for consideration. The Crime Reduction Design Advisor at Cumbria Constabulary has suggested some minor changes to ensure that the space does not become a target for anti-social behaviour. These suggestions have also been passed on to the applicant. The Council's Landscape Officer has requested that method statements and a maintenance programme are requested for all the soft landscaping. The Council's Conservation and Urban Design Officer welcomes the proposal which he considers will enhance the appearance of the Conservation Area at this point.

There are a number of relevant planning policies within the adopted Local Plan against which this application should be judged. Policy TCN 3 encourages development which improves the general environment within town centres. Policy TCN 9 sets out a strategy for Whitehaven town centre which encourages environmental improvements and the use of high quality materials. Policy ENV 26 requires all development to preserve and enhance the character of the Conservation Area, in particular improvements in the quality of townscape. Policy ENV 11 encourages the planting of new trees as a way of achieving a quality environment. Policy ENV 27 seeks to protect trees within the Conservation Area.

This is an important site within the Conservation Area which provides the main thoroughfare for people walking between the Civic Hall/Library and the town centre. The existing public space is tired and outdated. It is also cluttered which makes it difficult to navigate, particularly for the visually impaired, wheelchair users and the elderly. The proposed works will provide a much improved space that will be more pedestrian friendly and also more attractive in the street scene. The submitted proposals are of an appropriate design and will significantly improve the appearance of this part of the Conservation Area. It will also establish a scale and quality commensurate with the civic character and function of the area and should be supported.

#### Recommendation

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

COPELAND BOROUGH COUNCIL

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2. No development shall commence until samples of all surfacing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.
3. No development shall commence on site until a scheme for the protection of the existing mature tree adjacent to the library which is to be retained as part of the proposal has been submitted to and approved in writing by the Local Planning Authority. The approved scheme of protection shall be implemented before any ground works commence on site and shall remain in place for the duration of the construction period.
4. No development shall commence until a Landscaping Management Plan indicating a method statement and a maintenance schedule for all the soft landscaping areas within the site has been submitted to and approved in writing by the Local Planning Authority. The Landscaping Management Plan shall be adhered to at all times thereafter.

The reasons for the above conditions are:-

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

To safeguard the character and appearance of the development in the interests of the visual amenity of the Whitehaven Town Centre Conservation Area

To ensure that the existing tree which is important to the amenity of the area is afforded adequate protection during construction works

To ensure that the approved landscaping scheme is implemented and maintained to an appropriate standard

Reason for decision:-

The submitted proposals are of an appropriate design and will significantly improve the appearance of this part of the Conservation Area in accordance with Policies TCN 3, TCN 9 and ENV 26 of the adopted Copeland Local Plan 2001-2016

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Schedule of Applications - DELEGATED MATTERS

4/09/2088/0	St Bees	REINSTATEMENT OF COTTAGE INCLUDING WORKS TO DEMOLISH REAR TWO STOREY EXTENSION & INCREASE I THE COTTAGE, GHYLL FARM, EGREMONT, CUMBRIA. MR D HOLLIDAY
4/09/2089/0	St Bees	LISTED BUILDING CONSENT FOR REINSTATEMENT OF COTTAGE INCLUDING WORKS TO DEMOLISH REAR TWO THE COTTAGE, GHYLL FARM, EGREMONT, CUMBRIA. MR D HOLLIDAY
4/09/2101/0	Distington	NEW DWELLING  PLOT 1, HAYESCASTLE ROAD, DISTINGTON, CUMBRIA. MR R HOODLESS
4/09/2106/0	St Johns Beckermat	SINGLE STOREY EXTENSION TO REAR  6, CRINGLETHWAITE, EGREMONT, CUMBRIA. MR J WOODBURN
4/09/2108/0	Seascale	REPLACEMENT FRONT PORCH TO INCLUDE LEVEL ACCESS AND WHEELCHAIR STORAGE 35, GOSFORTH ROAD, SEASCALE, CUMBRIA. MRS NORRIS
4/09/2110/0	Arlecdon and Frizington	SINGLE STOREY EXTENSION TO REAR, CONVERSION OF EXISTING GARAGE INTO BEDROOM & CONSTRUCTION OF BEECH GROVE, ARLECDON ROAD, ARLECDON, FRIZINGTO CUMBRIA. MR R PALMER
4/09/2113/0	Arlecdon and Frizington	TWO STOREY EXTENSION TO REAR AND DORMER EXTENSION TO ATTIC 68-69, ARLECDON ROAD, ARLECDON, FRIZINGTON, CUMBRIA. MR D KING
4/09/2116/0	Whitehaven	DOUBLE STOREY EXTENSION TO REAR OF PROPERTY  65, RUTLAND AVENUE, WHITEHAVEN, CUMBRIA. MRS V GRAHAM
4/09/2118/0	Whitehaven	DOUBLE STOREY EXTENSION TO DWELLING  47, LAUREL BANK, THE HIGHLANDS, WHITEHAVEN, CUMBRIA. MR N HOUGHTON
4/09/2120/0	St Bees	PROPOSED SINGLE STOREY EXTENSION TO PROVIDE INCREASED BATHROOM & DINING AREAS 2, MONTREAL PLACE, MOOR ROW, WHITEHAVEN, CUMBRI MR P RAYNOR
4/09/2076/0	Cleator Moor	ERECTION OF WORKSHOP/STORE AND HAY BARN

Schedule of Applications - DELEGATED MATTERS

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		LANE END BARN, CROSSFIELD ROAD, CLEATOR MOOR, CUMBRIA. MR J CORNISH
4/09/2111/0	St Bees	SMOKING SHELTER
		BANNA COURT, WESTLAKES SCIENCE & TECHNOL. PARK, MOOR ROW, CUMBRIA. SELLAFIELD LIMITED
4/09/2112/0	Whitehaven	CHANGE OF USE FROM LIGHT INDUSTRIAL UNIT TO PREMISES FOR DOG TRAINING & BEHAVIOUR CLINIC UNIT 7D, SNECKYEAT ROAD INDUSTRIAL ESTATE, HENSINGHAM, WHITEHAVEN, CUMBRIA. MRS J LAMBIE
4/09/2115/0	Whitehaven	CHANGE OF USE FROM OFFICE TO PRE-SCHOOL UNIT  11 & 13, CROASDALE AVENUE, MIREHOUSE, WHITEHAVE CUMBRIA. MISS A SEWELL
4/09/2122/0	Whitehaven	REMOVAL OF 2 NORWAY MAPLE 1 PURPLE BEECH 1 ASH 1 BIRCH TREE WITHIN A CONSERVATION AREA WHITEHAVEN CIVIC CENTRE, LOWTHER STREET, WHITEHAVEN, CUMBRIA. COPELAND BOROUGH COUNCIL
4/09/2127/0	Cleator Moor	ERECTION OF PRE-FORMED STEELWORK FRAMED AGRICULTURAL BUILDING COBBLE HALL, CLEATOR, CUMBRIA. MR L SMITH
4/09/2128/0	Whitehaven	UPGRADE OF EXISTING ANTENNAE  HANRATTY SCRAP METALS, ALBION STREET, WHITEHAVE CUMBRIA T-MOBILE UK LTD
4/09/2133/0	Distington	CHANGE OF USE OF AGRICULTURAL LAND FOR LEVELLIN OF GARDEN AREA TO REAR & IMPROVED ACCESS TO CASTLE RIGG FARM, MORESBY PARKS, WHITEHAVEN, CUMBRIA. MR D HARPER
4/09/2135/0	Whitehaven	FREE STANDING CHEMICAL STORE  MAYFIELD SCHOOL, MORESBY ROAD, WHITEHAVEN, CUMBRIA. MRS L BROWNRIGG
4/09/2143/0	Cleator Moor	CHANGE OF USE FOR STORAGE, WORKSHOP, PERFORMANC & REHEARSAL SPACE FOR YOUTH THEATRE 20B, LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR CUMBRIA.

Schedule of Applications - DELEGATED MATTERS

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MRS C ALEXANDER

4/09/2148/0 Egremont LISTED BUILDING CONSENT FOR PROVISION OF POLE, ANTENNA AND RECEPTION DISH ON GABLE 1-10, OLD HALL DEVELOPMENT, MAIN STREET, CHURCH VIEW, EGREMONT, CUMBRIA. TWO CASTLES HOUSING ASSOCIATION

4/09/2168/0 St Bees FELL 1 ELM TREE REMOVE 1 FIR TREE 1 HOLLY TREE, REDUCE SYCAMORE TREE BY 30% WITHIN ST BEES 1, HIGH HOUSE ROAD, (THE BUNGALOW), ST BEES, CUMBRIA. MS DONNA McMULLEN

4/09/2061/0 Egremont CHANGE OF USE FROM OFFICES TO RESIDENTIAL 80, MAIN STREET, EGREMONT, CUMBRIA. MR K JOYCE

4/09/2065/0 Egremont FELL ONE OAK TREE WITHIN EGREMONT CONSERVATION AREA EGREMONT CASTLE GROUND, EGREMONT, CUMBRIA. MR T MAGEAN

4/09/2066/0 Millom REMOVE GROUP OF 4 WILLOW TREES & REMOVE 2 CHERR TREES WITHIN MILLOM CONSERVATION AREA MILLOM PALLADIUM, ST GEORGES ROAD, MILLOM, CUMBRIA. MR T MAGEAN

4/09/2070/0 Millom Without REPLACE FLAT ROOF DORMER WITH PITCHED ROOF DORM LOW WOOD, THE HILL, MILLOM, CUMBRIA. MR J HOLLAND

4/09/2071/0 Millom THE INSTALLATION OF A RADIO BASE STATION CONSISTING OF A REPLICA FLAGPOLE SUPPORTED ON 3, WELLINGTON STREET, MILLOM, CUMBRIA. TELEFONICA O2 UK LTD

4/09/2073/0 Egremont INSTALLATION OF SATELLITE DISH 35, MAIN STREET, EGREMONT, CUMBRIA. SIS (LADBROKES)

4/09/2081/0 Millom ERECTION OF 1.00 METRE HIGH RAILINGS ON TOP OF EXISTING STONE WALLS LAPSTONE INFANTS SCHOOL LAPSTONE RD, & PARK VIEW NURSERY SCHOOL, ST GEORGES ROAD, MILLOM, CUMBRIA. HEADTEACHERS OF

4/09/2087/0 Egremont INSTALLATION OF THREE AIR CONDITIONING UNITS TO REAR 9-10, MARKET PLACE, EGREMONT, CUMBRIA.



Schedule of Applications - DELEGATED MATTERS

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OASIS HEALTHCARE LIMITED

4/09/2096/0	Drigg & Carleton	CHANGE OF USE FROM AGRICULTURAL LAND TO GARDEN GREEN GABLE, STUBBLE GREEN, DRIGG, HOLMROOK, CUMBRIA. MRS P KHAN
4/09/2109/0	Egremont	ERECTION OF TOILET BLOCK (RETROSPECTIVE) GILLFOOT PARK, EGREMONT, CUMBRIA. EGREMONT RANGERS ARLFC
4/09/2123/0	Egremont	ERECTION OF ONE 3 STOREY BUILDING TO PROVIDE SH WITH 2 FLATS ABOVE 22/23, MARKET PLACE, EGREMONT, CUMBRIA. POPLAR DEVELOPMENTS LTD
4/09/2126/0	Egremont	PROVISION OF 2 NO PARKING SPACES ASSOCIATED WIT DEVELOPMENT OF OLD HALL CHURCH VIEW, EGREMONT, CUMBRIA. MS J CUTHBERT
4/09/2157/0	Moresby	NOTICE OF INTENTION FOR AGRICULTURAL BUILDING ADAMGILL FARM, MORESBY, WHITEHAVEN, CUMBRIA. J MESSENGER