

PLANNING PANEL- 28 MARCH 2012

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.

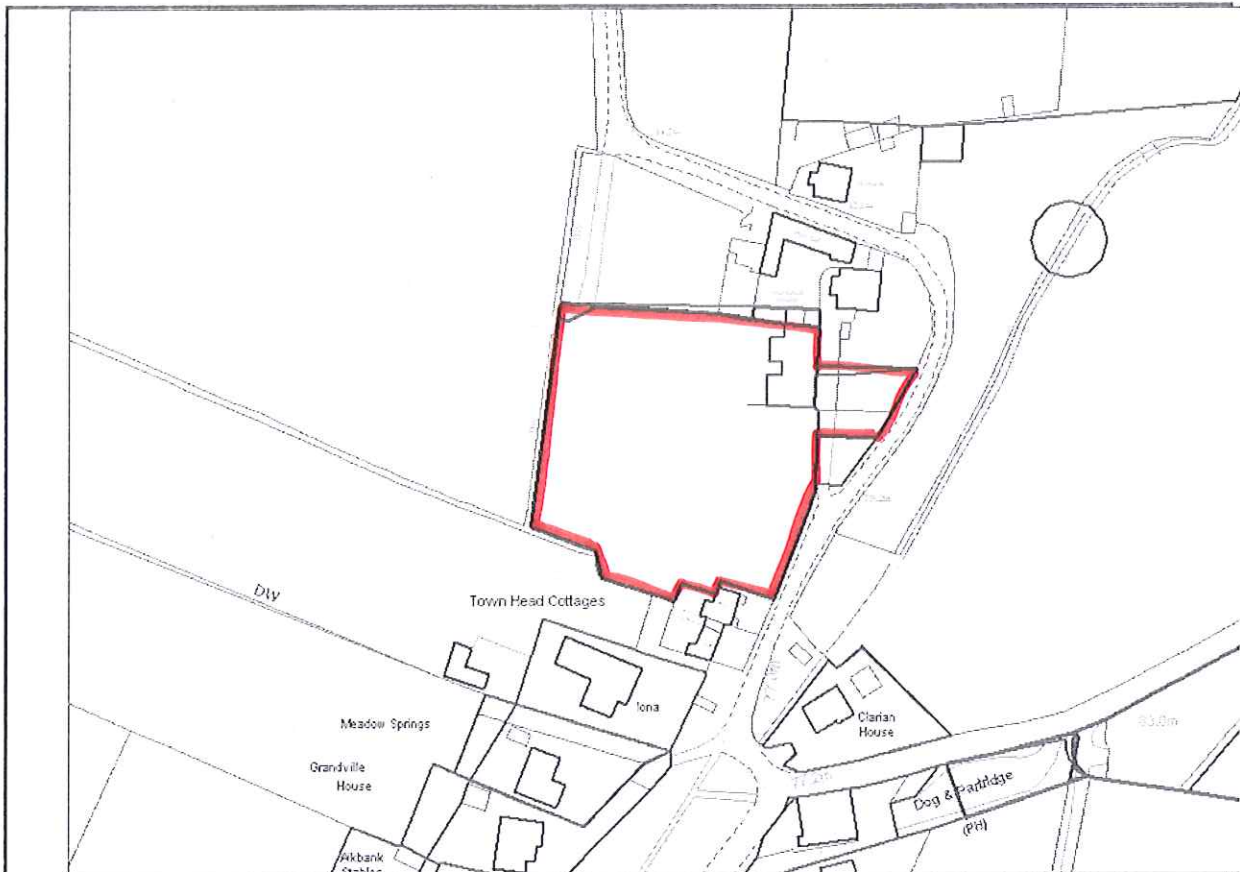


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 28/03/2012

Application Number:	4/12/2073/001
Application Type:	Outline : CBC
Applicant:	Westhouse Investments
Application Address:	LAND AT TOWNHEAD FARM, SANDWICH, WHITEHAVEN
Proposal	OUTLINE APPLICATION FOR FIVE DWELLINGS
Parish:	Whitehaven
Recommendation Summary:	Approve in Outline (commence within 3 years)



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INTRODUCTION

This application relates to the land to the rear of Townhead Farm which is located on the north west edge of Sandwith village.

Outline planning permission was granted for the conversion of an existing barn and the redevelopment of the land to form a total of 12 dwellings in 2004 under reference 4/04/2046/001.

Planning permission was subsequently granted for the road and plot layout for 12 dwellings on the site in 2004 under reference 4/04/2771/0F1. The access and estate road approved by this permission have since been constructed on the site. However a number of pre

commencement conditions were attached to this permission which have never been complied with. This technically means that the works which have been carried out are unauthorised and the permission has now lapsed.

Members deferred this application at the last meeting to enable them to visit the site.

PROPOSAL

Outline planning permission is now sought for the redevelopment of the site to provide a total of 5 detached dwellings on the land to the rear of the barn. These are to be sold off as self build plots.

Although the application has only been submitted in an outline form the applicant's agent has indicated that the dwellings will be two storeys in height and are likely to be designed to allow the use of the roof space as additional accommodation. The pitched roofs will be covered with concrete tiles and the walls will be faced with either sandstone or red brick and detailed with sandstone quoins and lintels.

The existing entrance will be used to access the site with each plot served off the existing estate road.

PLANNING POLICY

The adopted Copeland Local Plan 2001-2016 sets out the development strategy for the Borough. Policy DEV 2 defines the key service centres where major development will be focussed and Policy DEV 3 defines the Local Centres where small scale development is permitted. Policy Dev 4 defines a development boundary for all of the key and local centres and sets a preference for the development of brown field rather than greenfield land.

Policy DEV 5 seeks to protect the character of the countryside by restricting development outside the key and local centres.

Policy DEV 6 seeks to secure sustainable forms of development.

Policy HSG 5 only allows new housing outside the settlement boundaries defined by Policy Dev 4 where it is required to meet exceptional circumstances arising from local social and economic conditions.

CONSULTEE RESPONSES

Highways Control Officer

No objections to the proposal from a highway point of view subject to conditions which require the construction of a suitable roadway and access.

Neighbours

Two letters have been received from the occupiers of adjoining properties who have raised queries about land ownership and site boundaries. One of the residents has also raised concerns about potential impacts of window openings within the proposed dwellings.

As this application is only in an outline form details with regards to the design of the dwellings would be reserved for a future application.

ASSESSMENT

The history of this site is complex and is considered to be a material planning consideration in this case. When the original outline permission was granted Sandwith was classified as a settlement where new residential development was deemed acceptable under the previous Local Plan. The current Copeland Local Plan which was adopted in 2006 does not now recognise Sandwith as being a settlement where new dwellings are permitted.

Notwithstanding this Members should note that there are other material factors which need to be balanced against this policy context.

This site has previously been envisaged as a residential site and is well related to the built up form of the settlement. It falls within the definition of brown field land and is already served by a new access and estate road.

The current proposal seeks to reduce the density of the previously approved scheme and the aim of providing larger detached housing. This reflects the requirements set out in the Housing Needs survey which identifies a deficit of detached housing within the Whitehaven area.

Overall, based on the previous planning history and the current status of the land, Members are recommended to support this outline application as a means of securing the development of the site.

Recommendation:-

Approve outline permission subject to the following conditions:-

Conditions

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

Reason

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

2. 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.

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.

- 3. The carriageway, footways and footpaths shall be designed, constructed, drained and lit to the satisfaction of the Local Planning Authority 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. 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.

- 4. 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 in the interests of highway safety.

- 5. 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

In the interests of highway safety.

- 6. 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.

7. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwellings are first occupied.

Reason

In the interests of highway safety.

8. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety

9. Details of all measures to be taken by the developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. 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.

INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com
<<http://www.groundstability.com/>>

Reason for Decision

The redevelopment of this brown field site to provide a modest scheme of detached housing on the edge of an existing settlement is considered to be an acceptable form of development which is consistent with the Councils Housing Needs survey and the previous planning history of the site.

ITEM NO: 2.

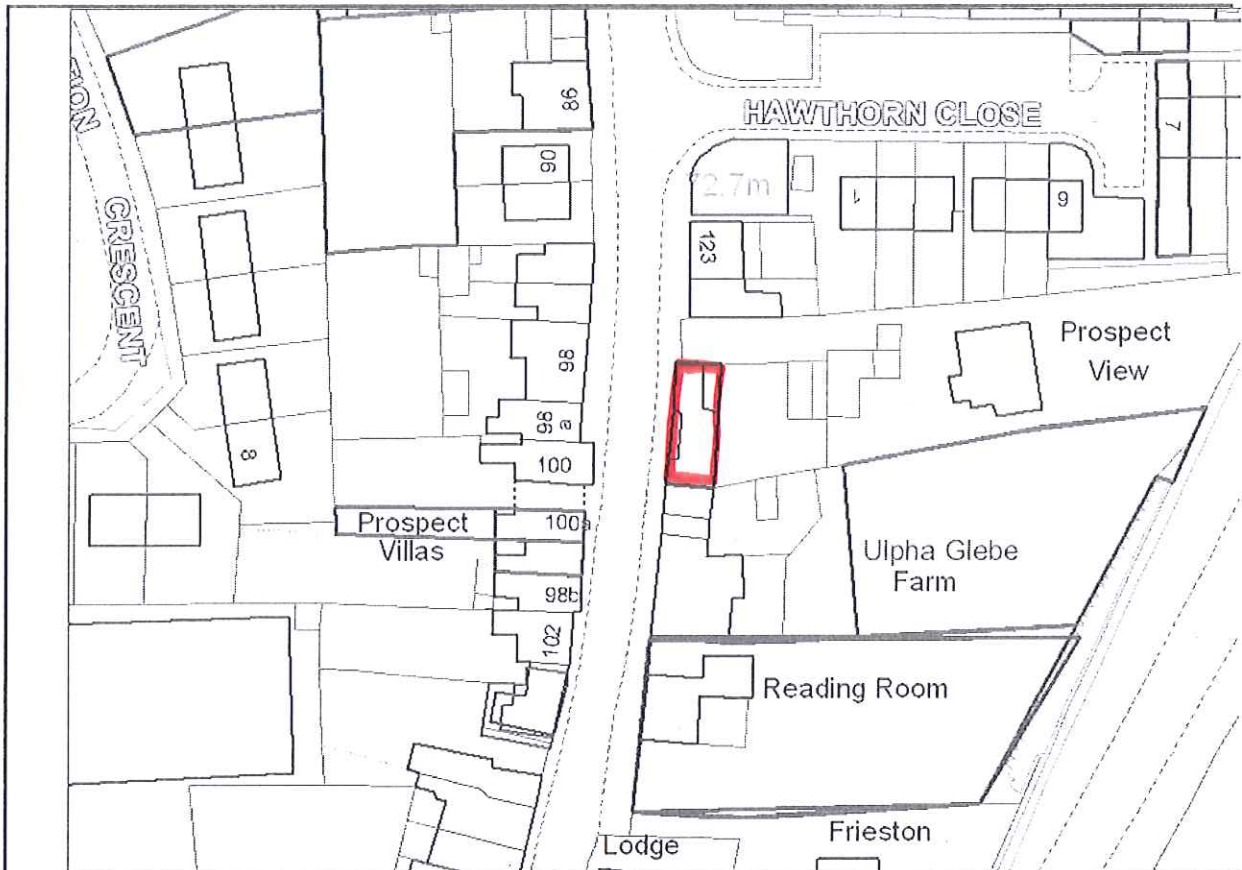


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 28/03/2012

Application Number:	4/12/2077/OF1
Application Type:	Full : CBC
Applicant:	Mrs L Bedford
Application Address:	127 MAIN STREET, DISTINGTON
Proposal	DEMOLITION OF EXISTING STORE AND ERECTION OF A DWELLING
Parish:	Distington
Recommendation Summary:	Approve (commence within 3 years)



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PROPOSAL

This application relates to a rectangular site which lies within the centre of Distington. It is currently occupied by a single storey building which is in a poor condition. This building is adjoined by a two storey barn to the south and a two storey high dwelling to the north. An access lane divides the site from this dwelling.

Planning permission is sought for the demolition of the existing building and its replacement with a two storey dwelling. The dwelling will front directly onto Main Street and is to be faced with render and will have a tiled pitched roof.

A small area of open space is to be retained on the northern end of the plot to provide off road car parking to serve the dwelling.

PLANNING POLICY

The adopted Copeland Local Plan 2001-2016 seeks to achieve sustainable forms of development. Policy DEV 3 designates Distington as being a local centre where small scale development will be permitted. 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.

Policy DEV 6 seeks to secure sustainable forms of development and encourages high standards of design which create or maintain a strong sense of place.

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

CONSULTATION RESPONSES

Highways Control Officer

The door and window openings on the ground floor fronting onto the highway should be designed so as not to open outwards over the highway.

The submitted plans appear to show the ramping up of the pavement to the front door. The Highways Authority will not agree to variations of the footway levels.

No details have been provided to show how surface water will be disposed of.

Neighbours

3 letters have been received which raise the following concerns:-

- The site is restricted in size which will hinder its development with an appropriate form of dwelling
- A retaining wall will be required to reflect the change in levels across the site
- The proposed patio doors on the end elevation will result in a loss of privacy due to overlooking of the adjoining property
- The window design on the front elevation is not in keeping with the other dwellings within the locality
- Concerns about the height of the dwelling
- Lack of car parking provision on the site will add to increased pressure to utilise the limited available on street parking in this part of Distington
- The demolition of the building will cause disruption to users of Main Street and this will have to be properly managed to limit potential impacts

ASSESSMENT

Although the plot is of a restricted width it is a brown field site which lies within the centre of Distington. In this location a restricted amount of amenity space is considered to be acceptable.

The dwelling is of a modest scale and will reflect the scale of the adjoining house. Negotiations with the applicant's agent have secured the submission of an amended scheme which includes an improvement in the design of the window pattern to reflect the character and appearance of the surrounding residential property. The patio doors on the northern gable of the dwelling have also been replaced with a single door opening to reduce the impact on the adjoining property. These revisions have addressed some of the main issues raised by the nearby neighbours.

The Highways Control Officers comments to the application are noted and can be adequately resolved by the use of suitably worded conditions on any planning permission.

Overall this is considered to be an acceptable proposal for this site.

Recommendation:-

Approve subject to :-

Conditions

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

Reason

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

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

- Proposed dwelling, scale 1:100, 1:500 and 1:1250, drawing number LB/KT/11/01, received on 13th March 2012
- Design and Access Statement reference LB/KT/11/02 compiled by Coniston Consultants, received on 06th February 2012

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. 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.

4. All ground floor windows and doors abutting the highway shall be of a type which cannot open outwards into the highway and shall be so retained thereafter.

Reason

To minimise possible danger to highway users in the interests of highway safety.

5. Prior to the first occupation of the dwelling hereby approved a wall or fence shall be erected along the eastern and northern boundaries of the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be maintained at all times thereafter.

Reason

For the avoidance of doubt and to protect the amenities of the occupiers of the adjoining residential properties.

INFORMATIVES

1. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com <<http://www.groundstability.com/>>

2. Any change in the level of the pavement in front of the dwelling will require the approval of the Highways Authority.

Reason for Decision

The proposed dwelling is of an appropriate scale and design which would be in keeping with the other buildings within the locality and would involve the development of a brown field site which is located within the development boundary for Distington in accordance with Policies DEV3, DEV 4, DEV 6, HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016.



ITEM NO: 3.

To: PLANNING PANEL

Development Control Manager

Date of Meeting: 28/03/2012

Application Number:	4/12/2096/0F1
Application Type:	Full : CBC
Applicant:	Mr R Thompson
Application Address:	LAND AT SPRINGFIELD FARM, BIGRIGG, EGREMONT
Proposal	ERECTION OF A 22.52M HIGH WIND TURBINE
Parish:	Egremont
Recommendation Summary:	Approve (commence within 3 years)



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The Proposal

The erection of a single wind turbine is proposed on land to the west of Springfield Farm, an operational agricultural holding, situated to the north of Bigrigg.

In terms of specifications, the ground to hub height of the single steel tower would be 18.5m, the sweep diameter of the three blade turbine sitting on top would be 7.2m, with a total ground to tip height of 22.52m. Proposed power output is 12kW. Externally the galvanised steel tower would be finished in steel grey with white fibreglass rotor blades.

The turbine would be sited on open agricultural land adjacent to a field boundary some 87 metres to the northwest from the nearest residential property associated with the farm and the adjacent farm building group. Other properties in the vicinity, also within the control of the farm enterprise, include Rose Cottage and Springfield Farm Cottage, some 165m and 100m distant.

It is intended that the proposed wind energy generated from the turbine will power the applicant's farm and that any excess capacity will be exported to the national grid. Cabling for the turbine will be dug underground from the turbine to the meter point in the existing farm buildings nearby. It will sit on a foundation measuring 3.5m square.

Consultations

Environmental Health Officer – Has some concerns regarding noise and has registered a holding objection. Additional site specific information has been requested. This is awaited and will be reported verbally to the meeting.

Highways Agency – no objections.

Neighbours

Extensive consultations have been carried out in the vicinity particularly with the residential building group comprising `Springfield Mansion` adjacent to the farm. To date no representations have been received.

Planning Policy

The following documents and Policies are considered relevant and material to the assessment of this application:

National Planning Policy Statement 22 (PPS22) 'Renewable Energy' sets out the Governments Policies for renewable energy which local planning authorities should take into account when making decisions on planning applications. Planning for Renewable Energy: A Companion Guide to PPS22 provides practical advice as to how these policies can be implemented. Key Principle 1 of PPS22 paragraph (i) and (iv) are particularly relevant, the former cites that 'Renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily' whilst the latter; 'the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.' The Companion Guide also advises on how to evaluate renewable energy applications in order to arrive at an objective view and that landscape and visual effects should be assessed on a case by case basis.

Cumbria Wind Energy Supplementary Planning Document (SPD), adopted 2008, developed jointly by the Cumbrian local planning authorities to support policy implementation and provide consistent guidance for wind energy development provides locational guidance for wind farm development; acknowledges that Cumbria has a high quality environment and advocates that future decisions are made against a robust assessment of landscape capacity based on landscape character, sensitivity and value. This identifies that this particular location, comprising lowland farmland, has a moderate landscape capacity to accommodate turbines, the acceptable scale of development being up to a small group of 3-5 turbines.

Policy EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009) (Local Plan) are specifically relevant. The former supports renewable energy developments and sets out the criteria against which all proposals for renewable energy are to be considered. This is set out below:

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

1. That there would be no significant adverse visual effects.
2. That there would be no significant adverse effects on landscape or townscape character and distinctiveness.
3. That there would be no adverse impact on biodiversity.
4. That proposals would not cause unacceptable harm to features of local, national and international importance for nature or heritage conservation.

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

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

The landscape does not benefit from any special designation within the Local Plan, the site being situated on the edge of the 'landscape of County Importance'.

The recent Draft National Policy Framework, published 25 July 2011, advocates an overall presumption in favour of sustainable development. It cites that the primary objective of development management is to foster the delivery of sustainable development and not hinder or prevent it. It also reinforces the assertion that the planning system is plan led and that local plans are the starting point for the determination of any planning application. However, as this is only a consultation document and is likely to be subject to change before it is adopted little weight is given to it in the assessment of this application.

Assessment

The application is accompanied by supporting documentation including a noise report and photomontages which put forward the case that this single turbine, which at a blade to tip height of 22.52m is regarded as domestic in scale, will have minimal adverse impact on the landscape and in respect of noise.

Potential impact on the landscape is a key issue which warrants careful consideration. The SPD accepts that this type of lowland landscape has a moderate capacity for accommodating small groups of 3-5 turbines. The Cumbria Landscape Character Guidance and Toolkit, March 2011, identifies the site as 'low farmland', a designation which accepts wind energy schemes subject to careful control. It is also adjacent to, as opposed to being within, an area of County Landscape Importance.

The fact that the siting of the single turbine is within reasonable proximity, being only some 110m away, to the existing operational farm building group, it would be viewed against this backdrop from certain vantage points i.e. the south west as well as the existing tree line to the north west and from other locations as adjacent to these features. Although it would be visible in my opinion it would not constitute an overly significant or prominent feature on the landscape.

As regards noise, although the Environmental Health Officers concerns are noted, it must be taken into account that the nearest three properties to the site which may be affected, are within the control of the applicant who has a vested interest in the application and as a consequence this must be given relatively little weight. Also there is no demonstrable evidence that these properties would be significantly adversely affected by harm from noise.

Taking the above into account it is my view that the proposal to erect one domestic scale turbine, on agricultural land within reasonable proximity to the farm building group, represents an acceptable form of wind energy development in accordance with PPS 22 and Policies EGY 1 and EGY 2 of the Local Plan.

Recommendation:-

Approve, subject to:

Conditions

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

Reason

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

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

Location Plan, scale 1:5000, received 15 February 2012.

Application Site Plan, drawing no A001, Scale 1:1000, received 15 February 2012.

Photomontage Viewpoint Location, from A595 next to St John`s Church, received 15 February 2012.

Photomontage Viewpoint Location, From A595 and High House Road Junction, received 15 February 2012

Photomontage Viewpoint Location, West of Bigrigg at Parkhouse Farm road end, received 15 February 2012.

Wind Turbine Specification, received 15 February 2012.

Design & Access Statement, by VG Energy, January 2012, received 15 February 2012.

Acoustic Noise Test Report for ARE442 Wind Turbine, 6 December 2010, received 15 February 2012.

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. This permission is for a period not exceeding 20 years from the date that electricity from the development is first connected into the National Grid. Within 12 months of the cessation of electricity generation at the site (or the expiry of this permission, whichever is the sooner), all development shall be removed from the site and the land restored in accordance with a scheme which shall have the prior written approval of the Local Planning Authority.

Reason

To ensure that possible dereliction and unsightliness is avoided.

4. If the turbine ceases to be operational for a continuous period of 6 months it shall be dismantled and removed from the site and the site restored in accordance with a scheme which shall have the prior written approval of the Local Planning Authority.

Reason

To ensure that possible dereliction and unsightliness is avoided.

Reason for Decision

The siting of one 22.52m high single wind turbine in this location to the north west of Springfield Farm, near Bigrigg, is considered to represent an acceptable form of wind energy development in accordance with PPS 22 `Renewable Energy` Policies EGY 1 and EGY 2 of the adopted Copeland Local Plan 2001-2016 (Saved Policies June 2009).

ITEM NO: 4.

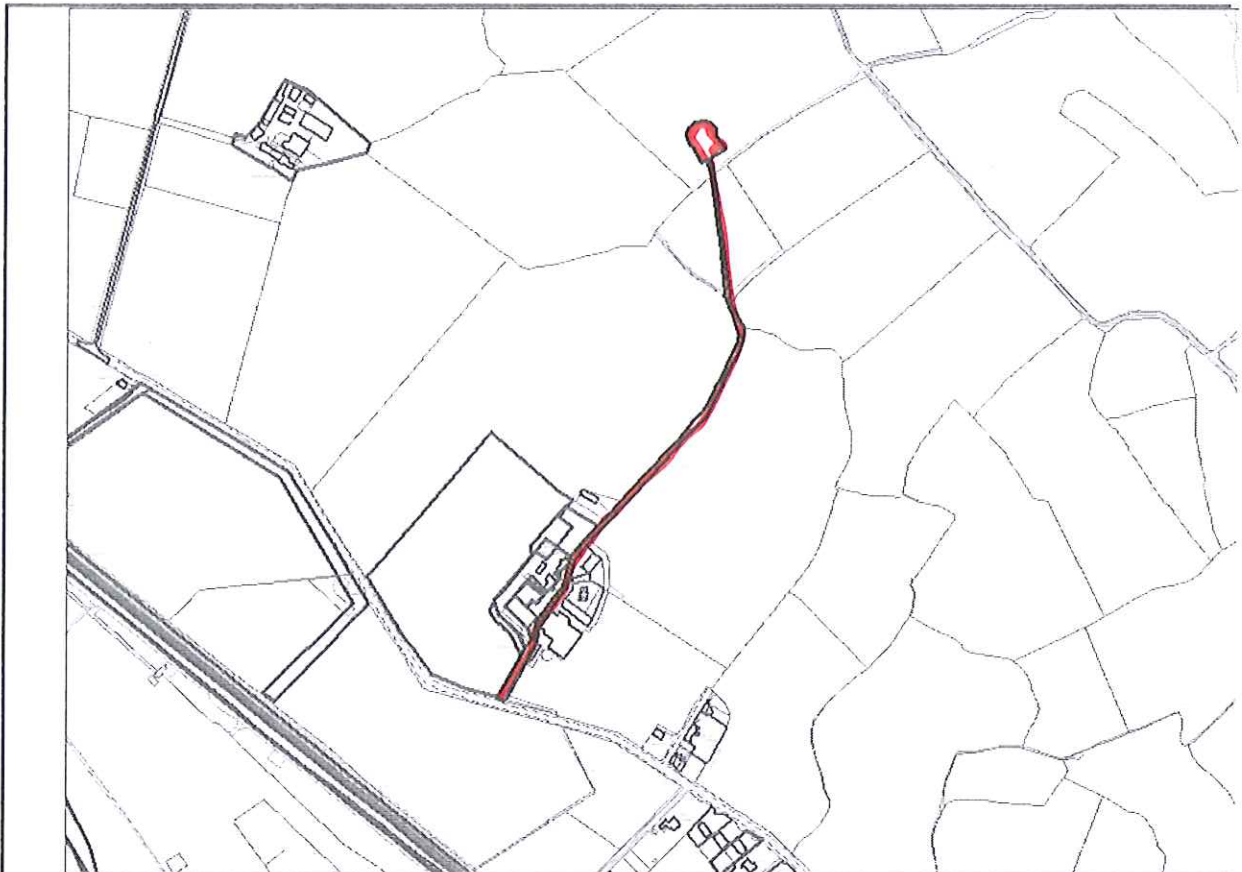


To: PLANNING PANEL

Development Control Manager

Date of Meeting: 28/03/2012

Application Number:	4/12/2120/OF1
Application Type:	Full : CBC
Applicant:	Mr S Sheppard
Application Address:	LAND AT DRIGG MOORSIDE FARM, DRIGG, HOLMROOK
Proposal	ERECTION OF SINGLE WIND TURBINE
Parish:	Drigg & Carleton
Recommendation Summary:	Site Visit



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The Proposal

Planning permission is sought to erect a single 500kw wind turbine on an elevated and isolated green field site some 400m to the north of Drigg Moorside Farm building group near Drigg.

The proposed turbine will comprise three blades with a diameter of 48m situated on top of a 55.6m high single steel tubular tower with an overall ground to blade tip height of 79.6m. Externally it will be finished in a pale matt grey and it would be fixed to a concrete plinth foundation some 16m square in area. At the foot of the turbine a switch room and a meter building would be erected, side by side, each measuring 2.95m wide by 3.05m long by 2.44m in height.

The purpose of the facility is to reduce the farms financial overheads and its carbon footprint.

Vehicular access to the site would for the most part be via the existing farm road with a 140m section of new road in order to gain direct access into the field. Connection cables to the local grid will be via underground ducting.

The application is accompanied by a Planning Statement and Environmental Report which incorporates assessments of landscape and visual effects, noise, aviation impacts, shadow flicker, transport and access, archaeology and decommissioning. It also includes an extended Phase 1 Ecological Habitat Survey.

Consultations

Statutory consultation responses are awaited.

Extensive neighbour consultations have taken place in the vicinity including residents at Stubble Green.

Recommendation

The evaluation of this application is at an early stage with consultations only just having gone out. It is expected however that it will generate considerable local interest in view of its local significance and likely sensitivity. It is therefore recommended that Members take this early opportunity to visit the site to fully appraise all the relevant and material planning considerations before determining the application.

Recommendation:-

Site Visit



ITEM NO: 5.

To: PLANNING PANEL

Development Control Manager

Date of Meeting: 28/03/2012

Application Number:	4/12/2123/OF1
Application Type:	Full : CBC
Applicant:	Mr J Hewitson
Application Address:	LAND NEAR YEORTON HALL FARM, HAILE, EGREMONT
Proposal	ERECTION OF A SINGLE WIND TURBINE
Parish:	Haile
Recommendation Summary:	Site Visit



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The Proposal

A proposal to erect a single 500kw wind turbine on an agricultural field some 50m (nearest point) to the west of Beckermet Industrial Estate, Egremont.

In terms of detail the proposed turbine will comprise three blades with a diameter of 48m situated on top of 55.6m high steel tower, giving a total ground to blade tip height of 79.6m.

Externally the turbine will be finished in a pale matt grey colour and will be fixed to a concrete plinth some 16m by 16m square in area. Adjacent to this will be two external housing units, each 2.95m wide by 3.05m long by 2.44m in height, accommodating switch gear and meters.

The development involves the use of the existing industrial estate road for access to the site with a new 330m section of road constructed to the turbine location within the field. Connection cables to the local grid will be via underground ducting.

The applicant is anxious to develop this sustainable renewable energy project on the farm to reduce his financial overheads and carbon footprint. A previous proposal for the development of three smaller turbines nearer his farm building group was allowed recently on appeal (4/11/2183/OF1 refers) but he is now concerned that their output may not be viable when set against their cost. This application is for an alternative more cost effective proposal.

The application is accompanied by a Planning Statement and Environmental Report which incorporates assessments of the impact of the proposal in respect of landscape and visual effects, noise, aviation, shadow flicker, transport, archaeology, and decommissioning. It also includes an Extended Phase 1 Ecological Habitat Survey.

Consultations

The application is at an early stage and statutory consultation responses are awaited.


Extensive neighbour consultations have also been undertaken.


Recommendation

It is anticipated that this application will generate considerable public interest in view of its scale and local significance. It is therefore recommended that Members take this opportunity to visit the site to fully appraise all the material planning considerations before determining the application.

Recommendation:-

Site Visit

Date From 20/02/2012 

Date To 19/03/2012 

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List of Delegated Decisions

Selection Criteria:

From Date: 20/02/2012

To Date: 19/03/2012

Printed Date: Tuesday, March 20, 2012

Printed Time: 8:38 AM

Application Number	4/11/2426/OF1
Applicant	Mr G Patton
Location	28 WELLINGTON STREET, MILLOM
Proposal	INSTALLTION OF A CONDENSER UNIT TO THE REAR (ON SIDE WALL) - RETROSPECTIVE
Decision	Approve
Decision Date	5 March 2012
Dispatch Date	5 March 2012
Parish	Millom

Application Number	4/11/2530/0A1
Applicant	Mr Kwong Wah Wong
Location	JASMINE PALACE, 108 DUKE STREET, WHITEHAVEN
Proposal	ERECTION OF EXTERNALLY ILLUMINATED HANGING SIGN - RE-SUBMISSION
Decision	Approve Advertisement Consent
Decision Date	16 March 2012
Dispatch Date	16 March 2012
Parish	Whitehaven

Application Number	4/12/2012/OF1
Applicant	Story Homes
Location	LAND BETWEEN 1 & 8 WINDERMERE ROAD, WOODHOUSE, WHITEHAVEN
Proposal	ERECTION OF 5 NO. DWELLINGS
Decision	Approve (commence within 3 years)
Decision Date	24 February 2012
Dispatch Date	24 February 2012
Parish	Whitehaven

Application Number	4/12/2016/OF1
Applicant	Mr H Miller
Location	LAND ADJACENT TO 50 LOOP ROAD NORTH, WHITEHAVEN
Proposal	ERECTION OF DETACHED DWELLING (RESUBMISSION)
Decision	Approve (commence within 3 years)
Decision Date	12 March 2012
Dispatch Date	12 March 2012
Parish	Whitehaven

Application Number	4/12/2020/TPO
Applicant	Mr T Solarie
Location	38 VICTORIA ROAD, WHITEHAVEN
Proposal	FELLING OF SYCAMORE TREE SUBJECT TO A TREE PRESERVATION ORDER
Decision	TREE PRESERVATION APPROVE
Decision Date	20 February 2012
Dispatch Date	21 February 2012
Parish	Whitehaven

Application Number	4/12/2021/OF1
Applicant	Mr W Agnew
Location	AINFIELD, JACKTREES ROAD, CLEATOR
Proposal	INSTALLATION OF A 3.870 KWP SOLAR PV SYSTEM TO THE ROOF OF PROPERTY
Decision	Approve (commence within 3 years)

Decision Date	21 February 2012
Dispatch Date	21 February 2012
Parish	Cleator Moor

Application Number	4/12/2025/0F1
Applicant	Ms V Todd
Location	74 HILL TOP ROAD, KELLS, WHITEHAVEN
Proposal	SINGLE STOREY EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	21 February 2012
Dispatch Date	21 February 2012
Parish	Whitehaven

Application Number	4/12/2026/0F1
Applicant	Mr S Adams
Location	29 WILLOWSIDE PARK, HAVERIGG, MILLOM
Proposal	ERECTION OF CONSERVATORY & FIRST FLOOR BEDROOM EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	2 March 2012
Dispatch Date	2 March 2012
Parish	Millom

Application Number	4/12/2027/0F1
Applicant	Mr P Kelly
Location	CRIFFEL VIEW, MORESBY PARKS, WHITEHAVEN
Proposal	DORMER ROOF CONVERSION TO FRONT & REAR ELEVATIONS TO PROVIDE 2 NO. BEDROOMS & BATHROOM
Decision	Approve (commence within 3 years)
Decision Date	2 March 2012
Dispatch Date	2 March 2012
Parish	Moresby

Application Number	4/12/2029/0F1
Applicant	Story Homes
Location	LAND ADJACENT CURRENT LOWTHER GARDENS SITE, WASTWATER ROAD, WHITEHAVEN
Proposal	ERECTION OF 6 NO. TWO BEDROOMED BUNGALOWS
Decision	Approve (commence within 3 years)
Decision Date	2 March 2012
Dispatch Date	2 March 2012
Parish	Whitehaven

Application Number	4/12/2030/0F1
Applicant	Mr G Groves
Location	HILLTOPS, THE HILL, MILLOM
Proposal	EXTENSION OVER EXISTING GARAGE TO PROVIDE ADDITIONAL BEDROOMS & BALCONY
Decision	Approve (commence within 3 years)
Decision Date	21 February 2012
Dispatch Date	21 February 2012
Parish	Millom Without

Application Number	4/12/2032/0F1
Applicant	Mr E Noble

Location	LAND TO WEST OF MILL FARM, MILL LANE, BECKERMET
Proposal	ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING
Decision	Approve (commence within 3 years)
Decision Date	2 March 2012
Dispatch Date	2 March 2012
Parish	Beckermet

Application Number	4/12/2034/0L1
Applicant	Mr M Crosby
Location	10 HOWGILL STREET, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR INSTALLATION OF WOOD BURNING STOVE WITH FLUE EXTENDING OVER REAR ELEVATION
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	2 March 2012
Dispatch Date	2 March 2012
Parish	Whitehaven

Application Number	4/12/2035/0F1
Applicant	Mr and Mrs K Temple
Location	28 WASDALE PARK, SEASCALE
Proposal	DEMOLITION OF EXISTING GARAGE & ERECTION OF TWO STOREY GABLE EXTENSION & SUN ROOM EXTENSION TO REAR
Decision	Approve (commence within 3 years)
Decision Date	21 February 2012
Dispatch Date	21 February 2012
Parish	Seascale

Application Number	4/12/2036/0F1
Applicant	Mr S Sim and Mrs K Clark
Location	BARN ADJACENT TO OLD CORN MILL, KIRKSANTON, MILLOM
Proposal	CONVERSION OF EXISTING BARN TO FORM NEW DWELLING
Decision	Approve (commence within 3 years)
Decision Date	8 March 2012
Dispatch Date	8 March 2012
Parish	Whicham

Application Number	4/12/2038/0A1
Applicant	C & J Clarks
Location	13 KING STREET, WHITEHAVEN
Proposal	ADVERTISEMENT CONSENT FOR 1 NO. FASCIA SIGN AND 1 NO. PROJECTING SIGN
Decision	Approve Advertisement Consent
Decision Date	2 March 2012
Dispatch Date	2 March 2012
Parish	Whitehaven

Application Number	4/12/2039/0F1
Applicant	Mr C and Mrs T Crellin
Location	2 PARK DRIVE, MIDGEY, WHITEHAVEN
Proposal	TWO STOREY EXTENSION
Decision	Approve (commence within 3 years)

Decision Date	6 March 2012
Dispatch Date	6 March 2012
Parish	Whitehaven

Application Number	4/12/2043/0F1
Applicant	St Benedicts Catholic High School
Location	ST BENEDICTS RC HIGH SCHOOL, RED LONNING, WHITEHAVEN
Proposal	ERECTION OF CONSERVATORY TO CREATE NEW SECURITY KIOSK & RECEPTION AREA
Decision	Approve (commence within 3 years)
Decision Date	5 March 2012
Dispatch Date	5 March 2012
Parish	Whitehaven

Application Number	4/12/2044/0F1
Applicant	Mr E Bowman
Location	PLOT 31, FORMER WHITE SCHOOL, KELLS, WHITEHAVEN
Proposal	FOUR BEDROOMED DETACHED DWELLING
Decision	Approve (commence within 3 years)
Decision Date	8 March 2012
Dispatch Date	8 March 2012
Parish	Whitehaven

Application Number	4/12/2045/0F1
Applicant	Mr J Crichton
Location	HOLMCROFT, LOUGHRIGG FARM, EGREMONT
Proposal	EXTENSION TO FRONT ELEVATION
Decision	Approve (commence within 3 years)
Decision Date	21 February 2012
Dispatch Date	21 February 2012
Parish	St. Bees

Application Number	4/12/2046/0F1
Applicant	Mr K Tyson
Location	TOWNHEAD FARM, MORASS ROAD, BECKERMET
Proposal	ROOF COVERING OVER FARM MIDDEN
Decision	Approve (commence within 3 years)
Decision Date	2 March 2012
Dispatch Date	2 March 2012
Parish	Beckermest

Application Number	4/12/2047/0F1
Applicant	Mr A Mellen
Location	FORMER HAULAGE YARD, ADJACENT TO 73 MAIN STREET, HAVERIGG, MILLOM
Proposal	DEMOLITION OF EXISTING HAULAGE BUILDING AND ERECTION OF A DORMER BUNGALOW & DETACHED GARAGE
Decision	Approve (commence within 3 years)
Decision Date	12 March 2012
Dispatch Date	12 March 2012
Parish	Millom

Application Number	4/12/2048/0F1
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Applicant	Mr D Cox
Location	PLOT 2, FLEATHAM HOUSE, HIGH HOUSE ROAD, ST BEES
Proposal	DETACHED DWELLING HOUSE
Decision	Approve (commence within 3 years)
Decision Date	14 March 2012
Dispatch Date	14 March 2012
Parish	St. Bees

Application Number	4/12/2049/0F1
Applicant	Mr and Mrs D Connor
Location	PLOT 4, LAND ADJACENT TO CLARACK HOUSE, SCALEGILL ROAD, MOOR ROW
Proposal	ERECTION OF DWELLING & GARAGE
Decision	Approve (commence within 3 years)
Decision Date	14 March 2012
Dispatch Date	14 March 2012
Parish	Egremont

Application Number	4/12/2050/0F1
Applicant	Mr A Stones
Location	5 PROSPECT ROW, CLEATOR
Proposal	DOUBLE AND SINGLE STOREY EXTENSION TO REAR
Decision	Approve (commence within 3 years)
Decision Date	12 March 2012
Dispatch Date	12 March 2012
Parish	Cleator Moor

Application Number	4/12/2051/0F1
Applicant	Mr M Wonnacott
Location	76/77 LOWTHER STREET, WHITEHAVEN
Proposal	CHANGE OF USE 1ST AND 2ND FLOORS FROM OFFICES TO FLATS
Decision	Approve (commence within 3 years)
Decision Date	12 March 2012
Dispatch Date	12 March 2012
Parish	Whitehaven

Application Number	4/12/2052/0F1
Applicant	Mr N Kuzniarski
Location	13 CENTRAL AVENUE, EGREMONT
Proposal	ERECTION OF GARAGE
Decision	Approve (commence within 3 years)
Decision Date	16 March 2012
Dispatch Date	16 March 2012
Parish	Egremont

Application Number	4/12/2053/0F1
Applicant	Mr D Blackwell
Location	THE GLOBE HOTEL, ALDBY STREET, CLEATOR MOOR
Proposal	CHANGE OF USE FROM PUBLIC HOUSE TO DWELLING
Decision	Approve (commence within 3 years)
Decision Date	21 February 2012
Dispatch Date	21 February 2012
Parish	Cleator Moor

Application Number	4/12/2054/0F1
Applicant	Mr B Moore
Location	6 TANGIER STREET, WHITEHAVEN
Proposal	INSTALLATION OF DOOR - (ALTERATION OF FIRST FLOOR FLAT ACCESS)
Decision	Approve (commence within 3 years)
Decision Date	12 March 2012
Dispatch Date	12 March 2012
Parish	Whitehaven

Application Number	4/12/2056/0F1
Applicant	Mr A Murphy
Location	56 RANNERDALE DRIVE, WHITEHAVEN
Proposal	ERECTION OF BOUNDARY FENCE & RETROSPECTIVE APPLICATION OF DECKING IN REAR GARDEN
Decision	Approve
Decision Date	5 March 2012
Dispatch Date	5 March 2012
Parish	Whitehaven

Application Number	4/12/2057/0F1
Applicant	Mr T Graham
Location	51 SOUTH STREET, EGREMONT
Proposal	NEW WINDOW FRAME TO SHOP FRONT
Decision	Approve (commence within 3 years)
Decision Date	16 March 2012
Dispatch Date	16 March 2012
Parish	Egremont

Application Number	4/12/2058/0F1
Applicant	Mrs D Heppinstal
Location	PLOT 2, FORMER ANCHOR INN SITE, MAIN STREET, FRIZINGTON
Proposal	FOUR BEDROOMED DETACHED DWELLING
Decision	Approve (commence within 3 years)
Decision Date	16 March 2012
Dispatch Date	16 March 2012
Parish	Arlecdon and Frizington

Application Number	4/12/2060/0L1
Applicant	Dr D Rhodes
Location	ORCHARD HOUSE, 115 MAIN STREET, ST BEES
Proposal	ERECTION OF GARAGE (LISTED BUILDING CONSENT)
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	5 March 2012
Dispatch Date	5 March 2012
Parish	St. Bees

Application Number	4/12/2061/0L1
Applicant	Lloyds TSB
Location	LLOYDS TSB, 59 LOWTHER STREET, WHITEHAVEN
Proposal	LISTED BUILDING CONSENT FOR MAKING GOOD BADLY DAMAGED CORNICE ON EXTERIOR OF BUILDING
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	16 March 2012
Dispatch Date	16 March 2012

Parish	Whitehaven
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Application Number	4/12/2062/TPO
Applicant	Copeland Borough Council
Location	SENHOUSE STREET CAR PARK, SENHOUSE STREET, WHITEHAVEN
Proposal	ROOT PRUNING OF NINE TREES SITUATED WITHIN A CONSERVATION AREA
Decision	TREE PRESERVATION APPROVE
Decision Date	24 February 2012
Dispatch Date	24 February 2012
Parish	Whitehaven

Application Number	4/12/2063/TPO
Applicant	Mr K Binks
Location	33 RHEDA PARK, FRIZINGTON
Proposal	FELLING OF ONE PINE TREE PROTECTED BY A TREE PRESERVATION ORDER
Decision	TREE PRESERVATION APPROVE
Decision Date	9 March 2012
Dispatch Date	9 March 2012
Parish	Arlecdon and Frizington

Application Number	4/12/2074/0F1
Applicant	Mr G Edmondson
Location	WEST BREEZE, ST LUKES ROAD, HAVERIGG, MILLOM
Proposal	ERECTION OF A TWO-BAY CARPORT
Decision	Approve (commence within 3 years)
Decision Date	5 March 2012
Dispatch Date	5 March 2012
Parish	Millom

Application Number	4/12/2075/0F1
Applicant	Mr B Hodgson
Location	2 BASSENTHWAITE CLOSE, MILLOM
Proposal	SINGLE STOREY REAR EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	5 March 2012
Dispatch Date	5 March 2012
Parish	Millom

Application Number	4/12/2076/0F1
Applicant	Mrs S Gallagher
Location	WHITRIGGS VILLA, DRIGG ROAD, SEASCALE
Proposal	GROUND FLOOR UTILITY ROOM EXTENSION, TWO STOREY KITCHEN/BEDROOM EXTENSION & PAVED PATIO AREA (REVISED SCHEME)
Decision	Approve (commence within 3 years)
Decision Date	16 March 2012
Dispatch Date	16 March 2012
Parish	Seascale

Application Number	4/12/2080/OA1
Applicant	Lloyds TSB
Location	LLOYDS TSB, 59 LOWTHER STREET, WHITEHAVEN

Proposal	ADVERTISEMENT CONSENT FOR 2 NO. ILLUMINATED INTERNAL POSTERBOXES, ILLUMINATED LIGHTSTRIP & NEW WINDOW FILM
Decision	Approve Advertisement Consent
Decision Date	16 March 2012
Dispatch Date	16 March 2012
Parish	Whitehaven

Application Number	4/12/2081/0A1
Applicant	James Hall & Co Ltd
Location	PELICAN SERVICE STATION, LOOP ROAD NORTH, WHITEHAVEN
Proposal	ADVERTISEMENT CONSENT FOR 1 NO. SET OF ILLUMINATED LETTERS AND 1 NO. TROUGH LIGHT OVER EXISTING FASCIA SIGN
Decision	Approve Advertisement Consent
Decision Date	5 March 2012
Dispatch Date	5 March 2012
Parish	Whitehaven

Application Number	4/12/2084/0F1
Applicant	C & J Clarks
Location	13 KING STREET, WHITEHAVEN
Proposal	NEW SHOP FRONT
Decision	Approve (commence within 3 years)
Decision Date	16 March 2012
Dispatch Date	16 March 2012
Parish	Whitehaven

Application Number	4/12/2088/0L1
Applicant	Cleator Moor Town Council
Location	CLEATOR MOOR TOWN COUNCIL, THE SQUARE, CLEATOR MOOR
Proposal	LISTED BUILDING CONSENT FOR REPAIR/RENEW RAINWATER GOODS, FASCIAS, SOFFITS, SOIL PIPEWORK, REPOSITION AN EXISTING BOILER & FLUE AND PROVIDE EXTRACT FAN IN SIDE ELEVATION
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	16 March 2012
Dispatch Date	16 March 2012
Parish	Cleator Moor

Application Number	4/12/2097/0F1
Applicant	Stobarts Ltd
Location	ST PATRICKS R C JUNIOR SCHOOL, TODHOLES ROAD, CLEATOR MOOR
Proposal	INSTALLATION OF ERA SOLAR MONO-CRYSTALLINE SOLAR MODULES
Decision	Approve (commence within 3 years)
Decision Date	16 March 2012
Dispatch Date	16 March 2012
Parish	Cleator Moor