

PLANNING PANEL

28 APRIL 2010

AGENDA

		PAGE
	<u>Schedule of Applications</u>	
Item 1	4/10/2066/0F1 Reuse of Previously Developed Site for a Holiday Development Comprising 10 Holiday Units, a Leisure Facility, Managers Accommodation, Formation of Access way and Bridge Over Dub Beck and a Wildlife Habitat Management Plan Weddicar Hall, Cleator Moor	1
Item 2	4/10/2068/0F1 Redevelopment of Existing Hospital Complex Involving partial demolition, refurbishment of Existing buildings, the erection of replacement Buildings and the provision of additional car Parking and associated landscaping West Cumberland Hospital	22
Item 3	4/10/2083/0F1 New Housing Development for 11 No. Units (Bungalows) – land at Wastwater Road, Whitehaven	30
Item 4	4/10/2110/0F1 Decking to Rear (Retrospective) 44 Kings Drive, Egremont	36
Item 5	4/10/2127/0F1 Erection of 74 Dwellings comprising 31 self Build plots, 21 dwellings for sale, 22 dwellings For rent or shared ownership	40
Item 6	4/10/2146/0F1 Revised Plans for Garden Timber Summerhouse 72 Hilltop Road, Kells, Whitehaven	43
Item 7	4/10/2155/0F1 Change of use from Nightclub to Licensed Indian & Bangla Food Restaurant & Takeaway	49

Item 8	4/10/2010/0F1 Construction of An Attenuation Pond & Landscaping to aid the sustainable drainage system Wastwater Road, Whitehaven	54
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Cumbria County Council Application

Item 9	4/10/9008/0F2 Waste Transfer & Materials Recycling Facilities Land adjacent to Landfill Site, Pitwood Road, Lillyhall Industrial Estate, Distington
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<u>SCHEDULE OF DELEGATED DECISIONS</u>	64
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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.

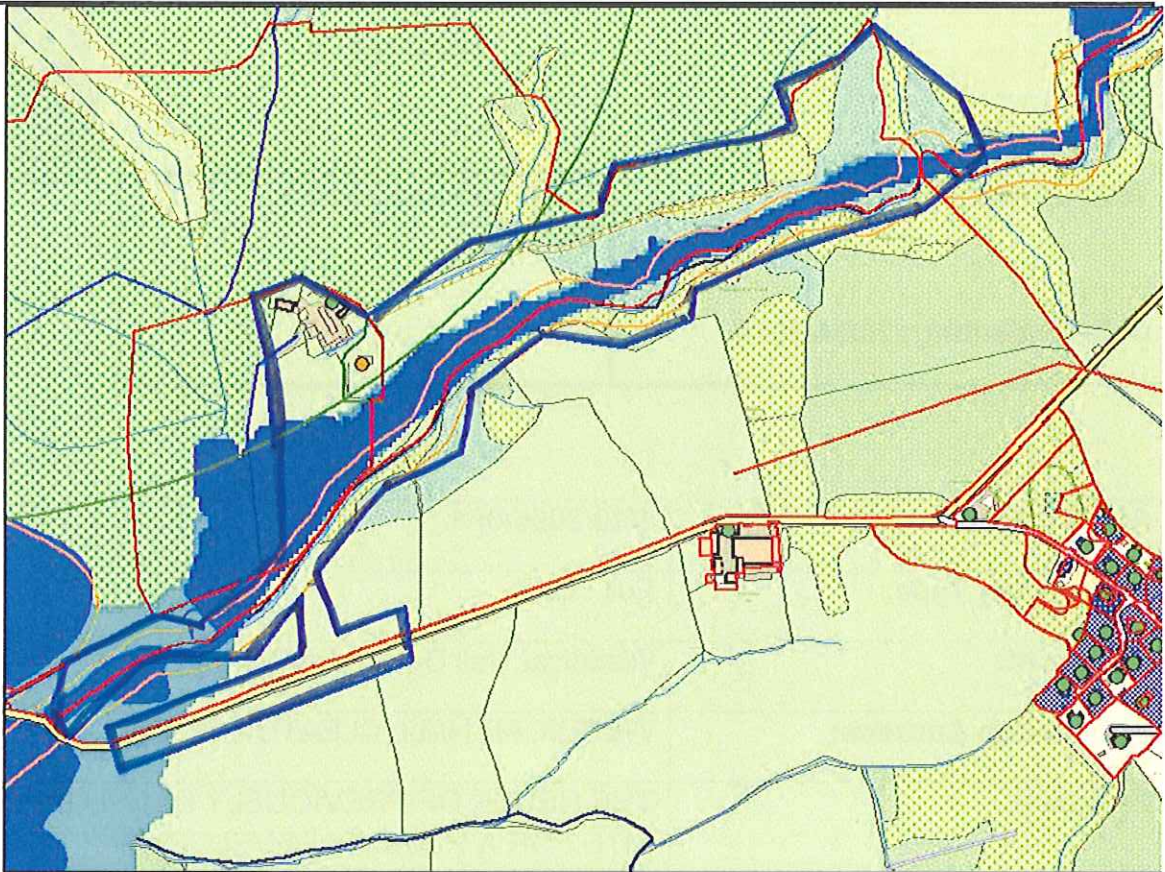


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 28/04/2010

Application Number:	4/10/2066/0F1
Application Type:	Full : CBC
Applicant:	Weddicar Hall Developments
Application Address:	WEDDICAR HALL,CLEATOR MOOR
Proposal	THE REUSE OF PREVIOUSLY DEVELOPED SITE FOR A HOLIDAY DEVELOPMENT COMPRISING 19 HOLIDAY UNITS, A LEISURE FACILITY. MANAGERS ACCOMMODATION, FORMATION OF ACCESS WAY AND BRIDGE OVER DUB BECK AND A WILDLIFE HABITAT MANAGEMENT PLAN
Parish:	Weddicar & Arlecdon & Frizington
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

This application relates to the Weddicar Hall and Weddicar Mill site which comprises a derelict group of buildings that are currently accessed off the minor road which links Whitehaven to Frizington. The application relates to both the building group and an area of surrounding land which covers a total site area of 11.08 hectares.

This application was deferred at the March meeting to enable Members to visit the site.

PROPOSAL

Planning permission is sought for the reuse and redevelopment of the site for tourism development. The development has 5 principal elements which comprise:-

- 19 holiday units
- A leisure facility
- Managers accommodation
- The formation of a new access way including a bridge over the Dub Beck
- The provision of 51 car parking spaces to serve the accommodation and a separate parking area for the leisure facility
- A habitat/species management plan.

All of the existing buildings with the exception of the dairy block are to be demolished and replaced with new structures. The majority of the built development is to be restricted to the parts of the site which have been previously developed.

The replacement buildings are to reflect the domestic scale of the existing building group and the existing materials are to be recycled and reused as part of the development. A number of the historical features of the existing building group including the stone quoins, corbels, eaves course and arches are to be salvaged and incorporated into the new building elements. The new buildings have been designed to include a high level of insulation and also solar panels to ensure that the buildings are efficient and sustainable. Externally they will be clad in a range of materials including natural stone, render and stained vertical timber boarding. The roofs are to be covered with natural slate.

The buildings will be arranged around an internal courtyard to recreate the configuration of the original building group.

The leisure facility is to consist of two hot tubs together with changing rooms and an area for a health and beauty unit. It is to be restricted for use by the occupants of the site only.

A new access is to be created off the minor road which links Whitehaven to Frizington. It is proposed to realign an existing hedgerow to ensure that adequate visibility splays of 4.5 metres x 220 metres can be achieved. A section of roadway is to be created to join onto the existing access track into the site via a new bridge which is to cross Dub Beck. The existing access track is to be retained and upgraded

to serve the development. This will remain as a single carriageway with dedicated passing places. Low level lighting is proposed along this route.

A total of 51 car parking spaces are to be provided to serve the development. These are to be arranged in five small clusters on either side of the access track at the entrance to the holiday accommodation complex. The parking areas are to be surrounded by landscaping belts to reduce their visual impact.

The application is accompanied by the following information:-

- A design and access statement
- Flood risk assessment
- Archaeological assessment
- General habitat, wildlife and European protected species scoping report
- Bat and owl survey
- Great crested newt survey
- Reptile survey
- Tree and hedgerow survey
- Habitat and species management report
- Tourism viability and sustainability report

Drainage is to be achieved by installing a packaged waste water treatment plant adjacent to the former Mill building. A sustainable drainage system has been designed to accept the surface water. Both systems are to drain into reed beds before finally discharging into Dub Beck.

A comprehensive assessment has been undertaken of the ecology on the site and a number of mitigation measures are proposed. These include the installation of boxes within the buildings to house bat roosts and barn owls and also the installation of a fence to protect reptiles.

These surveys have been used to provide both a management plan and also a habitat and species management proposal report. A number of specifically designed habitats and landscaped areas are to be created to encourage wildlife on the site.

It is proposed to remove 28 trees as part of this development. Most of these are old fruit trees which are located within the old orchard. It is also proposed to remove one entire hedgerow and two other small sections of hedge. A comprehensive

landscaping scheme has been submitted which proposed the retention and protection of 11 existing trees and the addition of substantial planting including the replacement of non native species with native trees.

A tourism viability and sustainability report has been submitted which confirms that development is viable and will meet a local need to increase and improve the holiday visitor capacity.

CONSULTATION RESPONSES

Arlecdon and Frizington Parish Council

Concerns expressed regarding poor access and the expected increase in traffic on the narrow winding road which will result from the development.

Weddicar Parish Council

No objections to the proposed development as it is in keeping with the current footprint and tourism is necessary to the area. The Council would like to make the following points:-

1. The Council is concerned at the likely impact on barn owls and bats and the wild life in the reclaimed areas and asks the Borough Council to bear this in mind when placing restrictions on the development.
2. Conditions should be used to ensure that the development cannot become a residential estate in the future
3. The Council would like the Borough Council to look into the Section 106 Agreements that currently apply to the site and retain them as far as possible.

Cumbria Wildlife Trust

The habitat and species management plan provided with the application is comprehensive and if implemented should mean that there will be no net loss of biodiversity caused by the development. Conditions should be used to ensure that the management plan is fully implemented.

Historic Environment Officer

Our records and the archaeological desk based assessment report indicate that the buildings at Weddicar Hall are of historic interest and that the site has the potential to

contain archaeological remains. It is also likely that archaeological remains survive below ground that relate to the early post medieval development of the site that would be disturbed by the proposed development. On this basis an archaeological building recording programme should be undertaken in advance of development. This can be covered by a condition attached to any planning permission.

I also recommend that an archaeological evaluation and, where necessary, a scheme of archaeological recording of the site be undertaken in advance of development. This can be secured through planning conditions.

Highways Control Officer

From a highway and transport perspective there are concerns about the development meeting the Joint Structure Plan Policies ST5 and EM15 due to the sites rural location.

It is also unclear from the submitted information what additional use the leisure facility will generate and how this will impact on the proposed development and local road network.

If permission is to be granted I would recommend conditions are attached which restrict access to the approved access and secure adequate visibility splays and surface water drainage.

Landscape Officer

I concur with the findings of the tree and hedge report that there are not many trees on the site worthy of long term retention with the exception of T23 and the existing hedgerows.

There is an abundance of snowdrops within the orchard. These plants should be carefully transferred to another area of the site.

Any replanting should take place in accordance with the agreed policy of replanting 2 trees for every one lost.

Although there are a considerable number of trees to be removed as part of this proposal my professional opinion is that there is more benefit over by implementing a substantial replanting scheme which if carefully maintained and managed will prove a worthy addition to the overall landscape in future.

Scientific Officer

Old maps show there to be an oil and paint mill located at Weddicar and the proposed development is immediately adjacent to the Keekle Opencast mine. A full contaminated land investigation will be required.

Environment Agency

Recommend a condition which requires the submission of a risk assessment and a site investigation scheme to deal with the risks associated with contamination of the site.

Foul drainage from the proposed development should be discharged to the public foul sewer.

Support the recommendations set out in the mitigation and management plan with regards to ecology.

Copeland Disability Forum

It is unclear whether any proposals for disability access with the exception of four disabled parking bays are to be provided. All the buildings and areas open to the public must be fully compliant and adhere to DDA.

There is no mention that a percentage of the proposed holiday units will be built to be fully accessible for people with disabilities. We would like confirmation that this will be made a condition of any planning approval in line with Copeland's access policy and also the DDA.

Neighbours

Two letters of objection have been received which make the following points:-

- Transport access to the site will be most unsuitable, given the narrowness of the road, its unsatisfactory bridges and the fact that the proposed development access will be on a steep incline
- Highways issues with regards to the creation of a new bridge across a beck that is prone to flooding.
- This is an unsustainable form of development and will lead by default into a residential use should the business fail
- This site is outside the development limit for residential development
- Tourism policies advise that development should only focus on the quiet enjoyment rather than hard development

- Previous agreements with regards to footpaths
- Difficulty of achieving utilities on the site
- Questions are raised regarding the credibility of the claimed intentions for wildlife and habitat management on the site
- Impact on the well established ponds both by construction and the operation of the site
- Impact on ecology in particular hen harriers, fresh water mussels. Deer, otter, badgers squirrels and bats

PLANNING POLICY

Government guidance on delivering sustainable development is set out in PPS 1. This places sustainability as the core principle underpinning planning. It outlines that planning should facilitate and promote sustainable and inclusive patterns of development. This is to be achieved by focussing development in existing centres and making efficient use of land. Protection and the enhancement of the environment is also a key principle.

Government advice on rural areas is outlined in PPS 7 – Sustainable Development in Rural Areas. It recognises the potential of the countryside around urban areas as a location for beneficial uses. It notes the vital role that tourism and leisure activities can bring to rural economies and that the provision of essential facilities for tourist visitors is vital for the development of the tourism industry in rural areas. It notes that new or additional facilities should normally be provided in or close to service centres or villages.

Specific guidance on tourism is set out in the Good practice guide on planning for tourism. This recognises the value of tourism to the national and regional economy and reiterates that it can help to regenerate rural areas

Tourism in rural areas can underwrite environmental schemes and improvements to the built and natural environment. Derelict land and buildings may be brought back into use and the countryside can be better maintained

Regional planning policies are set out in the North West of England Plan Regional Spatial Strategy 2021(RSS). Policy RDF 2 refers to rural areas – outside key and local service centres encourages a more diverse economic base whilst maintaining support for agriculture and tourism.

Policy W6 seeks improved economic growth and quality of life through sustainable tourism which should be focussed on opportunities for diversifying the rural economy. Development should be of an appropriate scale and located where the environment and infrastructure can accommodate the visitor impact.

Policy W7 high quality, environmentally sensitive well designed tourist attractions which encourage and facilitate regeneration and promote facilities which will extend the existing visitor season and are viable in market and financial terms.

Although the RSS has effectively replaced the Structure Plan several Structure Plan policies have been saved. Policy EM16 directs tourism facilities to key service centres and locations that enable economic and physical regeneration and where they bring local community benefits.

The adopted Copeland Local Plan 2001-2016 encourages the development of tourism which plays a vital role in supporting the rural economy.

Several sites are recognised as having potential for tourism based development. TOS2 recognises the Ehen/Keekle valley as being appropriate for development associated with the urban fringe, leisure and recreational use.

The site is identified as a Tourism Opportunity Site under Policy TSM 2 of the adopted Copeland Local Plan 2001-2016. This policy states that

“proposals for large scale tourist development, particularly those which can also provide recreational opportunities for the local population will be permitted in the areas referred to in Table TS1 so long as they accord with the principles of sustainable design set out in policy DEV 6 and in particular do not compromise the qualities and character of the undeveloped coast or public access thereto”.

Paragraph 5.4.9 of the Local Plan acknowledges that there is a shortfall in all types of tourist accommodation in the plan area. The Council will, therefore, seek to encourage new development and the expansion of existing premises, particular those which also bring employment benefits to the local community.

Policy RUR1 encourages proposals for the conversion or replacement of existing buildings in rural areas for small scale ancillary development for employment purposes where the replacement building is of a size and character which is appropriate to the existing building group and its setting and is no bigger than the building it replaces.

Policy DEV 5 refers to development in the countryside. It seeks to protect the wider countryside although it does recognise that leisure and tourism related development may be appropriate.

DEV 6 allows for development in the countryside for a number of uses including leisure or tourism related development.

Policy ENV 4 seeks to protect landscape features and habitat and encourage the enhancement of nature conservation value.

Policy ENV 5 requires development proposals to ensure that protected species are protected. It encourages the use of planning conditions to provide appropriate mitigation and compensatory measures.

Policy ENV 12 requires the retention of existing landscape features and also additional landscaping to be provided.

Policy ENV 16 prevents development taking place in areas where there is an unacceptable risk of flooding.

Policy ENV 17 encourages the reclamation of derelict sites and the protection and where possible enhancement of any nature conservation and archaeological interest associated with these sites.

ASSESSMENT

This is a major development which raises a number of issues.

Although the Local Plan policies restrict new development outside the designated settlements to conversion proposals there are a number of factors which favour the development proposed.

This site is designated as a Tourism Opportunity site. Both policies DEV 5 and DEV 6 of the adopted Local Plan recognise tourism and leisure related developments may be appropriate in the countryside. The site is also located in close proximity to the settlements of both Frizington and Cleator Moor.

It is a brown field site adjacent to a former opencast mine. The proposed development would essentially be restricted to the footprint of the former building complex which would produce an element of containment and ensure that it has adequate separation with the other residential properties in the localised area. The site is in a dilapidated state which is likely to decline further if left undeveloped. This application is an opportunity to redevelop the site for a viable use which would meet the demand for holiday accommodation and additional tourism facilities within the district. The attraction of increased visitor numbers is also likely to bring economic benefits to the local area.

The scale of the built development is modest and the design of the buildings and the proposed materials are of a high standard and are appropriate to the site and its surroundings. The ecological interest of the site has been thoroughly examined. All impacts have been mitigated and additional measures are proposed which will improve the wildlife interest of the site.

The use of the site as holiday accommodation only can be adequately controlled by the use of appropriately worded conditions.

On balance the benefits of redeveloping the site and the economic, regeneration and ecological benefits that it would produce outweigh the other policy issues raised by this proposal. On this basis the scheme is considered to be worthy of support.

Recommendation:-

APPROVE

Conditions

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

Reason

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

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
 - Site plan reference 07106-00C scale 1:750 received on 02 February 2010
 - Site layout plan reference 07106-01D, scale 1:500, received on 11 March 2010
 - Farmhouse and leisure elevations 1, reference 07106-03F, scale 1:150, received on 02 February 2010
 - Farmhouse and leisure floor plans, reference 07106-02G, scale 1:100, received on 11 March 2010
 - Dairy Option 1 floor plans, reference 07106-05F, scale 1:100, received on 02 February 2010
 - Former Mill building ground floor and first floor plans, reference 07106-08C, scale 1:100, received on 02 February 2010
 - 6 Bed house type floor plans and elevation, reference 07106-20B, scale 1:100, received on 02 February 2010
 - Site sections, reference 07106-21A, scale 1:200, received on 02 February 2010
 - Units 2, 3, 4 and 5 plans and elevations, reference 07106-23C, received on 11 March 2010
 - Units 8, 9, 10, and 11 plans and elevations, reference 07106-24B, scale 1:100, received on 02 February 2010

- Units 12, 13, 14, 15, 16 and 17 plans and elevations, reference 07106-25B, scale 1:100, received on 02 February 2010
- Location Plan, reference 07106-26B, scale 1:2500, received on 02 February 2010
- Barn Owl nesting box detail, reference 07106-27A, received on 02 February 2010
- Schematic drainage proposals, reference 07106-28C, received on 02 February 2010
- Landscaping drawing proposed, reference 01, scale 1:250, received on 02 February 2010
- Landscaping drawing proposed mitigation, reference 02, scale 1:250, received on 02 February 2010
- Statement in support prepared by Taylor and Hardy Limited, received on 02 February 2010
- Archaeological desk based assessment and archaeological building survey prepared by Gerry Martin Associates Ltd, received on 02 February 2010
- General habitat, wildlife and European protected species scoping survey report prepared by Open Space, received on 02 February 2010
- Bat survey prepared by Open Space, received on 02 February 2010
- Barn Owl presence/absence survey prepared by Open Space, received on 02 February 2010
- Presence/absence survey for great crested newts prepared by open Space, received on 02 February 2010
- Reptile presence/absence survey, prepared by Open Space, received on 02 February 2010
- Tree and hedge survey report prepared by Open Space, received on 02 February 2010
- Freshwater pearl mussel letter dated 28 July from Open Space to Mr P. Cartmell
- Habitat and species management proposals report prepared by open Spaces, received on 02 February 2010

- Design and access statement prepared by Architects Plus, received on 02 February 2010
- Flood risk assessment prepared by Mr G. Noonan, received on 02 February 2010
- Tourism viability and sustainability report prepared by IH Solutions, received on 02 February 2010

Reason

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

3. Prior to the carrying out of any demolition or alteration works the existing buildings affected by the proposed development shall be recorded in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local planning Authority. Within 2 months of the commencement of constructions works 3 copies of the resultant survey report shall be furnished to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration and demolition as part of the proposed development.

4. No development shall commence within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination or recording of such remains.

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

Authority.

Reason

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

6. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

To protect controlled waters.

7. No development approved by this permission shall be commenced until a desk top study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk for on site

contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment to the satisfaction of the Local Planning Authority.

Reason

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

8. Details of all measures to be taken by the applicant/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 approval 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.

9. No development shall commence on the site until details of the design, construction, drainage and lighting arrangements for the access road and footpaths have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details at all times thereafter.

Reason

For the avoidance of doubt and in the interests of highway safety

10. No development shall commence until details of the design of the new bridge crossing Dub Beck have been submitted to and approved in writing by the Local Planning Authority. The bridge shall be constructed and operational before any of the holiday units hereby approved are first occupied.

Reason

For the avoidance of doubt and in the interests of highway safety

11. There shall be no vehicular access to or egress from the site other than via the approved access unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

12. Details of all measures to be taken by the applicant/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 approval 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.

13. The development shall not commence until visibility splays providing clear visibility of 215 metres x 2.4 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (general Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstructs the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

To ensure provision of adequate visibility splays in the interests of highway safety.

14. The roof of the buildings shall be finished in natural slate, a representative sample of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason

To safeguard the traditional appearance of the site in the interests of visual amenity.

15. Before development commences representative samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

16. The windows and doors shall be of a timber construction and shall be maintained as such at all time thereafter.

Reason

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

17. The premises shall be used for holiday let accommodation and for no other purpose (including any other purpose in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason

The site is not considered appropriate for permanent residential use.

18. The premises shall not be used at any time as sole and principal residences by any occupants.

Reason

The site is not considered appropriate for permanent residential use.

19. The premises shall not be used as a second home by any person.

Reason

The site is not considered appropriate for permanent residential use.

20. The premises shall not be let to any person or connected group of persons for a period exceeding eight weeks in any one calendar year.

Reason

The site is not considered appropriate for permanent residential use.

21. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.

Reason

To ensure a satisfactory drainage scheme.

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

Reason

To ensure the provision of a satisfactory drainage scheme.

23. Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to the holiday units and leisure facility shall have been submitted to and approved by the Local Planning Authority in writing. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

Reason

To ensure reasonable access is provided to and within the development.

24. The development shall implement all of the mitigation and planting measures set out in the Tree and Hedgerow survey Report, prepared by Openspace, received on 02 February 2010, and submitted as part of the planning application. A scheme for the timing of the implementation of these mitigation and compensation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on the site.

Reason

To ensure a satisfactory landscaping scheme.

25. Before development commences adequate protection measures for the retained trees and hedgerows including the erection of fencing, and the installation of weight bearing root barrier membranes and appropriate ventilation / irrigation systems shall be undertaken in accordance with British Standard BS 5837. Details of such protection methods in the form of a method statement shall be submitted to and approved in writing by Local Planning Authority.

Reason

To adequately protect the existing trees and hedgerows on site which are considered worthy of retention in the interests of visual amenity.

26. The development shall implement all of the mitigation and compensation measures set out in the Habitat and Species Management Proposals Report, prepared by Openspace, received on 02 February 2010, and submitted as part of the planning application. A scheme for the timing of the implementation of these mitigation and compensation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on the site.

Reasons

To protect the ecological interests evident on the site.

27. The occupation of the managers accommodation hereby approved shall be limited to a person solely or mainly employed at the holiday development. It shall not be occupied, sold or let as a separate dwelling unconnected with the holiday development.

Reason

An independent dwelling would be inappropriate in this location.

Reason for Decision

The redevelopment of this derelict brown field site which is designated as a Tourism Opportunity Site for holiday accommodation and ancillary leisure facilities is considered to be an appropriate form of development which will result in economic, regeneration and ecological benefits to the area in accordance with Policies RDF 2, W6 and W7 of the North West of England Plan Regional Spatial Strategy 2021 and Policies TSM 2, DEV5, DEV 6, ENV 4, ENV 5 and ENV 17 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 2.

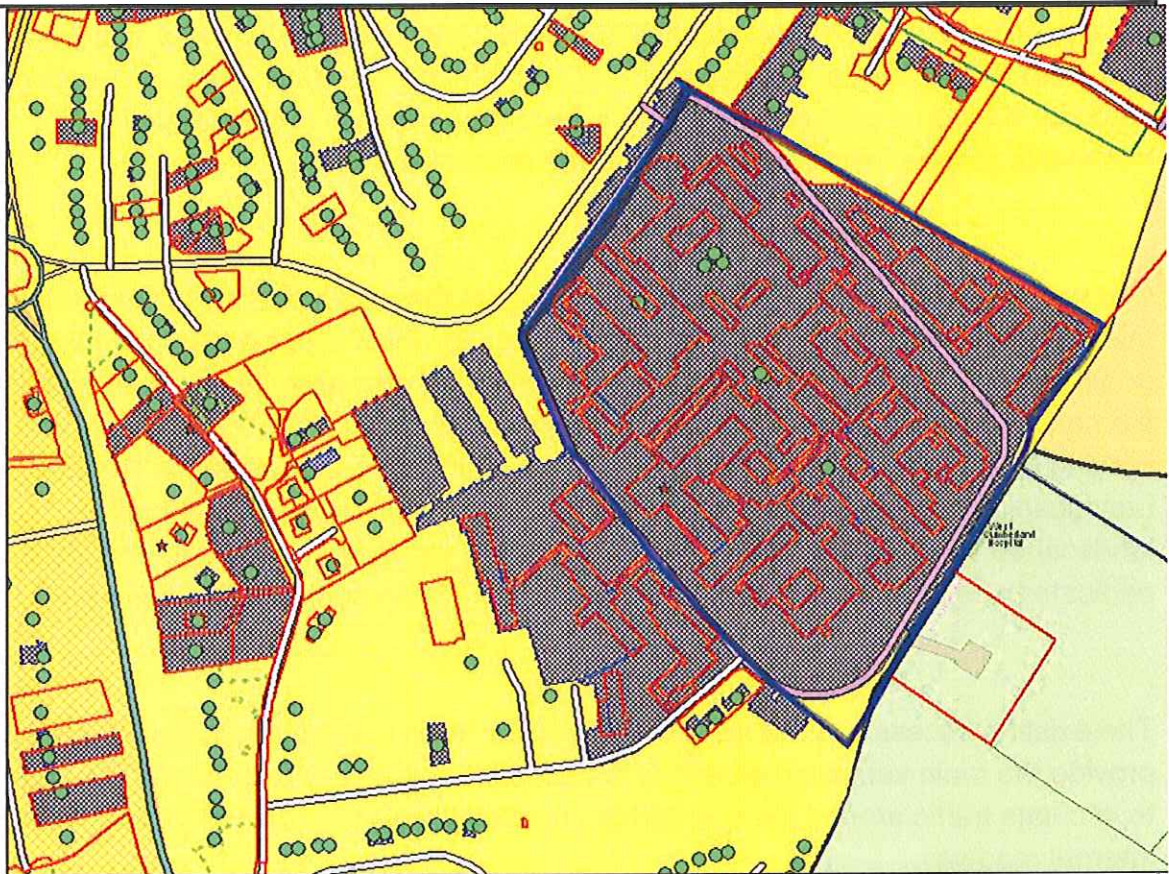


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 28/04/2010

Application Number:	4/10/2068/0F1
Application Type:	Full : CBC
Applicant:	North Cumbria University Hospital NHS Trust
Application Address:	WEST CUMBERLAND HOSPITAL, HOMEWOOD ROAD, WHITEHAVEN, CA28 8JG
Proposal	REDEVELOPMENT OF EXISTING HOSPITAL COMPLEX INVOLVING PARTIAL DEMOLITION, REFURBISHMENT OF EXISTING BUILDINGS, THE ERECTION OF REPLACEMENT BUILDINGS AND THE PROVISION OF ADDITIONAL CAR PARKING AND ASSOCIATED LANDSCAPING
Parish:	
Recommendation Summary:	



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INTRODUCTION

This application was deferred at the meeting on 06th February 2010 to allow Members to visit the site.

PROPOSAL

This application relates to the West Cumberland Hospital which was built at Hensingham in 1961. Planning permission is sought for a comprehensive redevelopment of the hospital site in order to upgrade the facilities to a modern standard and to meet with current local and regional needs. The proposed development is contained within the existing ring road and involves the demolition and replacement of approximately two thirds of the existing buildings with new build

blocks. The remaining existing buildings which occupy the south western portion of the site are deemed to be in a sufficiently good condition to be retained and it is proposed to refurbish and adapt them up to a modern standard. The construction is planned to be on a phased basis, with a decanting process that will enable the hospital to remain functional throughout the reconstruction.

The new proposals will occupy a smaller footprint than the existing buildings within the hospital complex. This will free up some space which is to be used to provide additional car parking to the front of the building and also allow an improvement to the configuration of the existing car parking arrangements. The total number of parking spaces will be increased to provide a total of 658 spaces within the site. Landscaping is to be used to soften this expanse of hard surfacing. A formal landscaped space is also to be created in front of the main entrance to provide a dedicated pedestrian entrance and also to enhance the setting of the hospital.

The existing access into the site off Homewood Road is to be retained and used to provide the main vehicular access to the hospital. A two way ring road is to be used to circulate traffic around the site and the revised layout removes all parking from this internal roadway.

The new buildings will be up to 3 storeys in height and have been designed to accommodate the change in levels across the site. The buildings will be constructed of a concrete frame and clad in precast concrete panels which will be erected in a modular form. A variety of additional treatments will be superimposed to give the building its final appearance. This method of construction has been chosen to increase the speed of the construction phase. All the roofs will be flat and will be covered with a waterproof membrane.

The existing buildings which are to be retained will be subject to internal remodelling and refinishing to update their facilities. Externally they will have a new render system and new windows installed within their front elevations.

The development will be served by a construction compound that is to be located on land to the north east of the hospital complex off Sneckyeat Road. This was granted a temporary planning permission for 5 years in 2009 under reference 4/09/2476.

The application is accompanied by the following information:-

- A design and access statement
- A flood risk assessment
- A phase 1 habitat and bat report
- A geo environmental desk study
- A transport assessment
- A travel plan

PLANNING POLICY

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

Policy L1 of the North West of England Plan Regional Spatial Strategy 2021 encourages the provision of health facilities for the local community.

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

Policy ENV 5 of the Local Plan seeks to minimise the impact of development on protected species and securing appropriate mitigation and compensatory measures.

Policy SVC 11 supports proposals for new or extended facilities for medical services provided that the site is related to the needs of the local community and is served by a range of transport modes.

CONSULTATION RESPONSES

Transport Policy Officer

Whilst the principle of redeveloping the hospital site is supported the Highway Authority object to the proposal as it stands as insufficient information has been submitted to demonstrate that the proposal satisfies transport policies. The access arrangement is confusing. It is recommended that the redevelopment of the site includes a single point of access/egress onto Homewood Road and the layout is designed so that vehicles would circulate the site without utilising the highway. Clarification should also be sought on car parking, the position of bus stops, pedestrian routes, cycling facilities and servicing arrangements. A travel plan should also be submitted.

Scientific Officer

Although the usage is staying the same there is likely to be contamination present from the existing use and such major redevelopment could easily open new pathways between contaminants and receptors. In addition the hospital can be considered to be a very sensitive use so a contamination land condition would be appropriate.

Flood and Coastal Defence Engineer

The site falls within Flood Zone 1 which comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year.

The submitted Flood Risk Assessment identifies surface water flooding as the only likely source of flooding due to the increased surface water runoff created by the redevelopment. The FRA proposes the use of attenuation and the use of a lined porous paving solution for the car parks to ensure that the rate of surface water will be contained.

Environment Agency

The Environment Agency has requested additional information on groundwater samples, groundwater data and the significance of potential glacial melt water channel and the final monitoring rounds and interpretation. This information has now been supplied and the further comments from the Environment Agency are awaited.

United Utilities

United Utilities originally lodged an objection to the proposal as the current infrastructure does not have the capacity to accommodate the proposed discharge from this development. This objection has now been removed following United Utilities agreement to the use of a Grampian style condition which prevents any commencement of any works on the site until a suitable foul and surface water drainage scheme has been agreed.

Natural England

Natural England have lodged an objection on the grounds that insufficient survey work has been conducted on some of the buildings identified as having potential for bats. Consequently the survey work that has been done cannot produce a comprehensive picture of bat usage of the site. Additional survey work should be conducted during the active season to confirm the presence/likely absence of bats in all buildings prior to determination.

Copeland Disability Forum

Support the provision of modern facilities for the delivery of health care in Copeland and welcome the more practical and convenient co-relocation of specialist services. Disruption and inconvenience is likely to occur during construction. Any temporary location must be sign posted and access unobstructed so that it is suitable for all users. Concerns have been raised about the lack of disabled car parking spaces, the space provision for wheel chair users, levels and ramped access arrangements, the enforcement of parking and the safety of the two way access and exit.

Landscape Officer

A detailed planting scheme including a methodology and maintenance scheme is required.

ASSESSMENT

The existing hospital is coming to the end of its lifespan. This proposal will provide modern upgraded hospital facilities which will benefit the whole of the district.

The proposed buildings are modern in their design and reflect the function of the building as a hospital. The proposed development also has the benefit of setting the building group back into the site away from the road frontage. This will increase the separation distance with the existing residential properties and also allow improved car parking and internal road layout to be enhanced on the site.

There are several issues that are still outstanding which are currently the subject of further discussions. These cover issues relating to biodiversity, highways, contamination and disability.

Natural England has requested additional survey work to confirm whether bats are present within the buildings. This additional survey work is due to be completed in April and Natural England has given a commitment to comment on it before the Planning Panel meeting.

The highway issues are currently under discussion with County Highways.

The applicant's agent has submitted a full geo-environmental interpretative report in response to the comments raised by the Environment Agency. This report recommends that a watching brief is undertaken during both demolition and construction to identify potential unforeseen contaminated material sources of contamination. This report has been forwarded to the Environment Agency and their further response is awaited.

The applicant's agent has supplied additional information in response to the issues relating to disability. These comments have been forwarded to the Copeland Disability Forum for their consideration.

Members will be provided with an update on these outstanding issues at the meeting.

CONCLUSION

On the basis that all the outstanding matters can be adequately resolved this scheme is considered to be an acceptable form of development which will enhance the health facilities available on the site for the benefit of the wider community. This is consistent with the aims of both Regional and Local Plan policy.

Recommendation:-

That delegated authority is given to the Development Control manager to grant planning permission subject to the resolution of issues relating to biodiversity, highways, contamination and disability.

ITEM NO: 3.

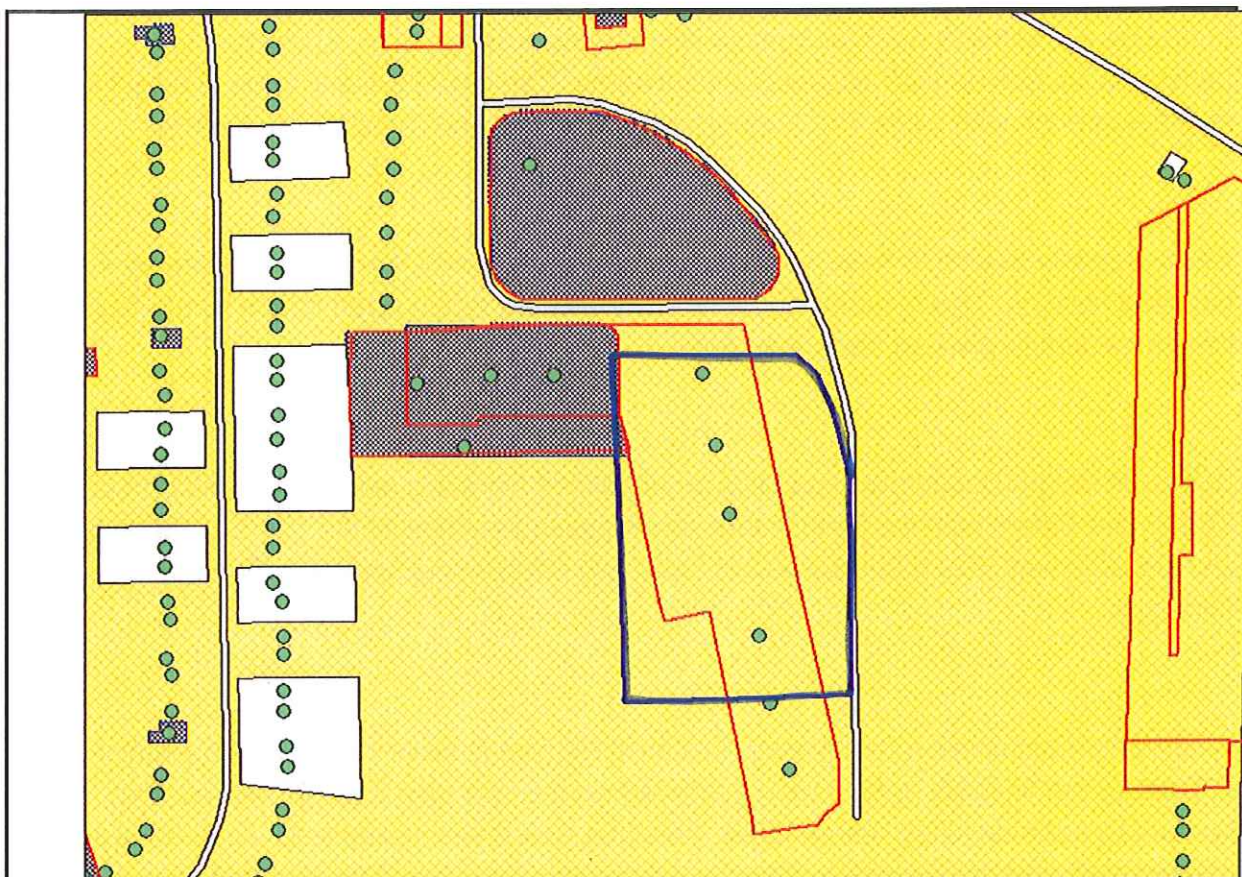


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 28/04/2010

Application Number:	4/10/2083/0F1
Application Type:	Full : CBC
Applicant:	STORY HOMES
Application Address:	LAND AT,WASTWATER ROAD,WHITEHAVEN,
Proposal	NEW HOUSING DEVELOPMENT FOR 11 NO. UNITS BUNGALOWS
Parish:	WHITEHAVEN
Recommendation Summary:	Approve (commence within 3 years)



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Planning permission is sought for a residential development of eleven dwellings on land adjacent to Wastwater Road, Whitehaven.

The site is located in the Woodhouse area of Whitehaven, which is to the south west of the town centre. Planning permission was granted in 2006 to demolish 90 flats on this and the adjoining land on Wastwater Road (4/06/2759/0 refers) as part of the housing market renewal programme known as Woodhouse Evolution. Work has now commenced on the adjoining land to construct the approved residential development of 22 bungalows for elderly or disabled residents (4/09/2323/0 refers). At present the application site is a grassed area following the demolition works.

The proposal consists of 7 no 2 bedroomed bungalows and 4 no 3 bedroomed bungalows. Internally each bungalow will provide a living room, kitchen/diner bathroom as well as their respective bedrooms. The dwellings are to be finished in red facing brick with white PVCu doors and windows and a slate grey tile roof.

Each property is also to have a private garden area, which are to be defined by 1.8m boarded fencing. The scheme has been designed to retain open space to the front of the properties to give an open plan feel.

Seven of the proposed dwellings will be accessed from the existing road layout of Wastwater Road, with the further four dwellings to the west of the site accessed by a shared driveway. Each bungalow will have two car parking spaces within the curtilage.

In terms of consultation responses, Cumbria Highways have raised no objections subject to the visibility splays being detailed on the site plan and the two parking spaces to each dwelling being noted. This has now been submitted. They have also commented that the existing pathways across the site should be formally stopped up through the Town and Country Planning Act 1990, which the applicant has been informed of.

The Council's Flood and Coastal Defence Engineer has raised no objections to the proposal and the Council's Landscape Officer has raised no objections but has requested that the maintenance period for landscaping is extended to 2 years rather than 1. Finally the Council's Scientific Officer has recommended that a desktop study is undertaken on the site to assess for any potential contaminates.

No objections have been received to the proposal.

In policy terms the site is previously developed land situated within the settlement boundary for Whitehaven as defined by Policy DEV 4 of the adopted Copeland Local Plan 2001 – 2016. Under Policy HSG 4 housing proposals will generally be permitted when meeting the criteria in Policies HSG 8 regarding housing design standards, and involving previously developed land. The requirements of both policies have been suitably met by the proposed development.

As such, the proposal is recommended for approval in accordance with Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001 – 2016.

Recommendation:-

Approve

Conditions

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

Reason

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

- 2) Permission in respect of the site layout shall relate solely to the amended drawing no SH072.90.9.SL.PA Rev A received by the Local Planning Authority on 24 March 2010.

Reason

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

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

Reason

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

- 4) No development shall commence on the site until details of the design, construction, drainage and lighting arrangements for the private shared driveway have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details at all times thereafter.

Reason

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

- 5) The access drives shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the respective dwellings are occupied.

Reason

In the interests of highway safety.

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

Reason

In the interests of highway safety.

- 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 the Local Planning Authority for approval 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.

- 8) The vehicular crossings over the footways, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason

To ensure a suitable standard of crossing for pedestrian safety.

Reason for Decision

The proposal represents an acceptable residential development within the Whitehaven settlement boundary on previously developed land in accordance with Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001- 2016.

ITEM NO: 4.

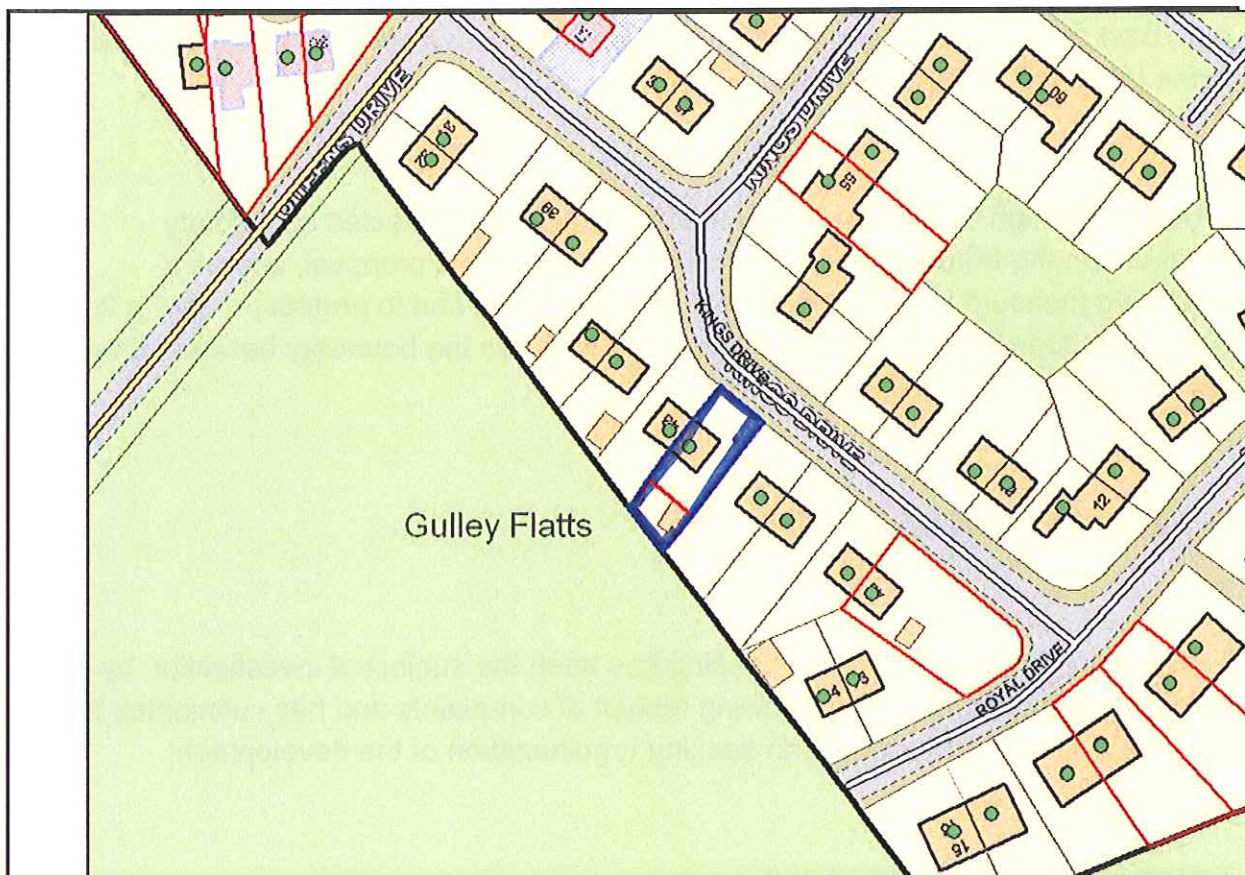


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 28/04/2010

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



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PROPOSAL

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

An area of timber decking measuring 4.2 m in length to the west , 5.2 m to the east and 6.7 m in width has been constructed at the bottom of the applicants garden. This is raised some 48cms off the ground and accessed from the adjacent lawn via two centrally positioned wooden steps. As it is over the 30cm height threshold

planning permission is required for the development following legislative changes to the Town and Country Planning (General Permitted Development) Order 1995 which came into effect in October 2008.

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

RELEVANT PLANNING HISTORY

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

CONSULTATION & NEIGHBOUR NOTIFICATION RESPONSES

The following consultation responses have been received:

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

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

- 1) Height of the decking which has already been built as this invades their privacy.
- 2) A 2m high fence has been put up and attached to their wall without their permission.
- 3) No outlook now as the fence is right outside their sitting room window and that part of the garden will constantly be in shade.
- 4) Although the 2 m fence gives privacy at the bottom of the garden they still have concerns about the top part of the garden fence which sits on top of the decking, as the fence is not so high here they feel their privacy will still be invaded.

- 5) Concerns as to what the decking is going to be used for as last year they had to suffer loud music and partying until after 11.30 pm on the decking.

PLANNING POLICY

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

KEY ISSUE / RECOMMENDATION

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

It is recommended that Members accede to the Town Council's request to visit the site which will provide the opportunity first hand to fully assess the impact of the proposal prior to making a decision.

Recommendation:-

Site Visit

Reasons for Decision

ITEM NO: 5.

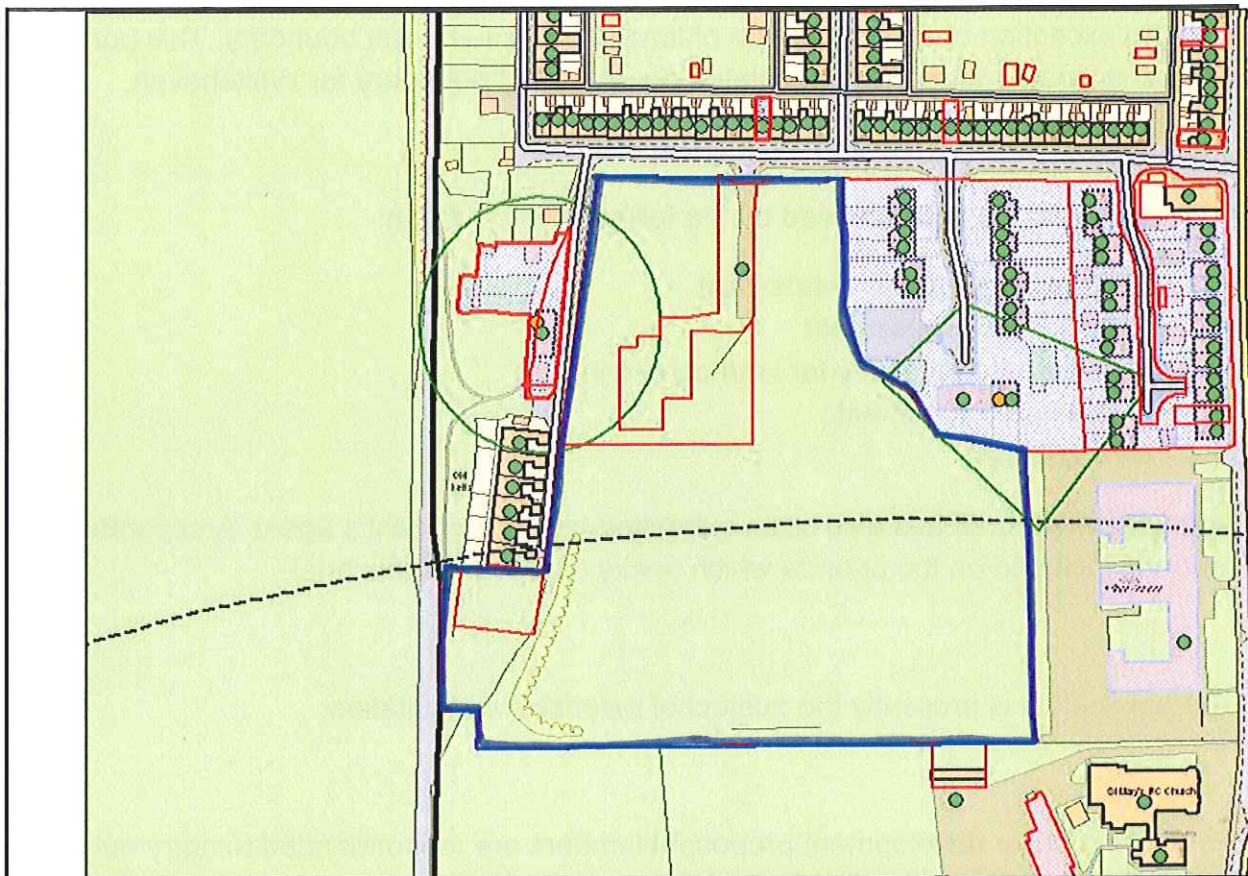


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 28/04/2010

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



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This application relates to the former White School site at Kells, which is presently owned by the Council.

An outline planning application has been submitted for the redevelopment of the site to provide 74 dwellings. Although in outline, the application seeks detailed approval for the site access arrangements together with the layout of the 74 dwellings which comprise 31 self build plots, 21 dwellings for sale and 22 dwellings for rent or shared ownership. The individual plots are to be arranged around a main spine road accessed off South Row which serves three cul de sacs. The proposed layout includes a mix of terraced, semi detached and detached dwellings.

The majority of the site is allocated for housing in the adopted Copeland Local Plan with the exception of a small portion of land on the south west boundary. This portion of land is located within the designated development boundary for Whitehaven.

The application is accompanied by the following information:-

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

A development brief has also been submitted by the applicant's agent. A separate report is included on the agenda which seeks approval for this brief.

The application is presently the subject of extensive consultation.

As this is a major development proposal Members are recommended to carry out a site visit before the application is determined.

Recommendation:-

Site Visit

ITEM NO: 6.



To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 28/04/2010

Application Number:	4/10/2146/0F1
Application Type:	Full : CBC
Applicant:	Mr W Smith
Application Address:	72 HILL TOP ROAD, KELLS, WHITEHAVEN
Proposal	REVISED PLANS FOR GARDEN TIMBER SUMMERHOUSE
Parish:	WHITEHAVEN
Recommendation Summary:	Approve



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THE PROPOSAL

A revised scheme for the re-siting of an unauthorised timber summerhouse currently situated at the top of a steeply sloping garden belonging to a semi detached bungalow at Kells, a predominantly residential area to the west of Whitehaven. The site, along with the neighbouring properties, benefits from roads serving both the front and rear of the dwellings. The garden rises from the rear of the house towards Hill top Road and it is on the upper area of the garden which the summerhouse is currently situated some 3.0 metres in from the garden boundary where it abuts the highway. Surrounding it is a higher level of garden which originally formed an accompanying decked balcony and railings which has now been removed.

The building in question is detached, measures some 4 metres in length by 4.0 metres in width, and is 2.052 metres in height. It is externally finished in stained timber with a red felt tile pitched roof. Access into it is via a set of half glazed double doors which face north next to which is a window.

The proposal is to re site the building in virtually the same position but at a ground level of some 1.2 metres lower than it sits at present by excavating out the land and immediate surrounding area, regrading it and constructing new garden retaining walls to the south, west and north. It should be noted that a close boarded boundary fence has recently been erected on top of the existing boundary wall to a height of 2m between the adjoining neighbours to help mitigate against any potential for overlooking and resulting loss of privacy that may emanate from the use of the building in this location.

PLANNING HISTORY

A retrospective application for the erection of the summerhouse in it's current location and associated balcony feature was refused in April last year (4/09/2035/0F1 refers) on the grounds that it resulted in an unacceptable degree of overlooking and loss of privacy to the adjoining property, and that it constituted an over dominant form of development out of character with the parent property and neighbouring dwellings at variance with Policies DEV 6 and HSG 20 of the adopted Copeland Local Plan 2001-2016. This decision was later upheld on appeal with an Inspector appointed by the Secretary of State concluding that due to the size and elevated position of the development and its close proximity to the boundary with the adjoining dwelling (no. 71) it had an oppressive impact on the outlook from the back garden and windows of the rooms in the rear elevation of that dwelling. He was also of the opinion that due to the buildings proximity, and orientation, together with the high level decking, it overlooked the entire neighbours garden which was harmful to their living conditions. However he did not accept that the development detracted from the character and appearance of the area.

Following post decision negotiations a revised application for repositioning the summerhouse at a similar lower level was initially submitted in March this year but then later withdrawn when it was found that the proposed plans were inaccurate. (4/10/2021/0F1 refers). This application represents a further revised scheme

CONSULTATION RESPONSES

Highway Authority – no objection as it is considered the proposal does not affect the highway.

A letter has been received from a resident of the adjoining property who objects to the proposal on the following grounds:

1. The plans are unclear whilst they state the construction is to be dropped by 1.2m they do not indicate anything about the rest of the area. This was built up to accommodate decking which was only 3 feet from their boundary wall and overlooked their property.
2. Do not consider that this siting alteration diminishes the visual impact the construction has on them and refers to the previous objection letters he has submitted which raised concerns regarding the building overlooking his garden, kitchen, bathroom and bedroom as well as it functioning as a bar
3. Even the Planning Inspector rejected the appellant's argument that this development was a benign use of space and dismissed the appeal.
4. Respectfully requests before discussing the application that members of the Planning Committee visit the site to see the impact that this over dominant structure has had on them
5. Still firmly believes that the development will significantly diminish the enjoyment he might reasonably expect from his home.

In response to the concerns raised:

1. A revised plan has now been submitted which clearly illustrates what alterations are being proposed to the area in front of the summerhouse which is of most concern to the neighbour. This shows that whilst the immediate area around the summerhouse is to be lowered by some 1.2 metres there is an area of garden land which originally formed part of the balcony which will remain and will be grassed over. The reason for this is that it accommodates an 8 inch gas service pipe and the applicants argue that it cannot be lowered without incurring considerable costs to redirect the pipe. It should be noted that although this higher level of garden area is to remain it no longer forms part of a balcony and most importantly there is no direct access proposed to it from the summer house.
2. & 5. It is considered that the mitigating measures of dropping both the height of the summerhouse by some 1.2m and the erection of a fence on top of the

intervening boundary wall to a height of 2.0m will result in a significant reduction of the potential for overlooking of the neighbouring garden and rear house room windows. The actual use of the building providing it is ancillary to the dwelling is considered acceptable, the fact that the applicants may choose to entertain there is not a material planning concern. However, should noise and disturbance become a particular issue there is separate environmental protection legislation available to address this.

3. Accepted

4. Noted – this request is for Members to consider.

ASSESSMENT

It is considered that by re-siting the summerhouse at a lower level of circa 1.2 metres the potential for overlooking will be substantially reduced with the resultant outlook being into the applicants own garden as opposed to overlooking the neighbours garden and rear house windows, an impact which will be further mitigated by the screening afforded by the new 2.0 metre high boundary fence.

Taking this into account it is my opinion that the revised scheme substantially overcomes the previous grounds for refusal and is now considered an acceptable form of development in compliance with DEV 6 and HSG 5 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:-

Block Plan, As Proposed, scale 1:50, received on 17 March 2010.

Block Plan, As Existing, scale 1:50, received on 17 March 2010.

Section through Site as proposed, received on 17 March 2010.

Site Location Plan, scale 1:500, received on 17 March 2010.

Amended Plan and accompanying letter received on 15 April 2010

Reason

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

Reason for Decision

The revised scheme, to resite the timber summerhouse at a lower level within the garden of this semi detached bungalow, represents an acceptable form of development which satisfactorily overcomes the previous grounds for refusal in compliance with Policies DEV 6 and HSG 20 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 7.

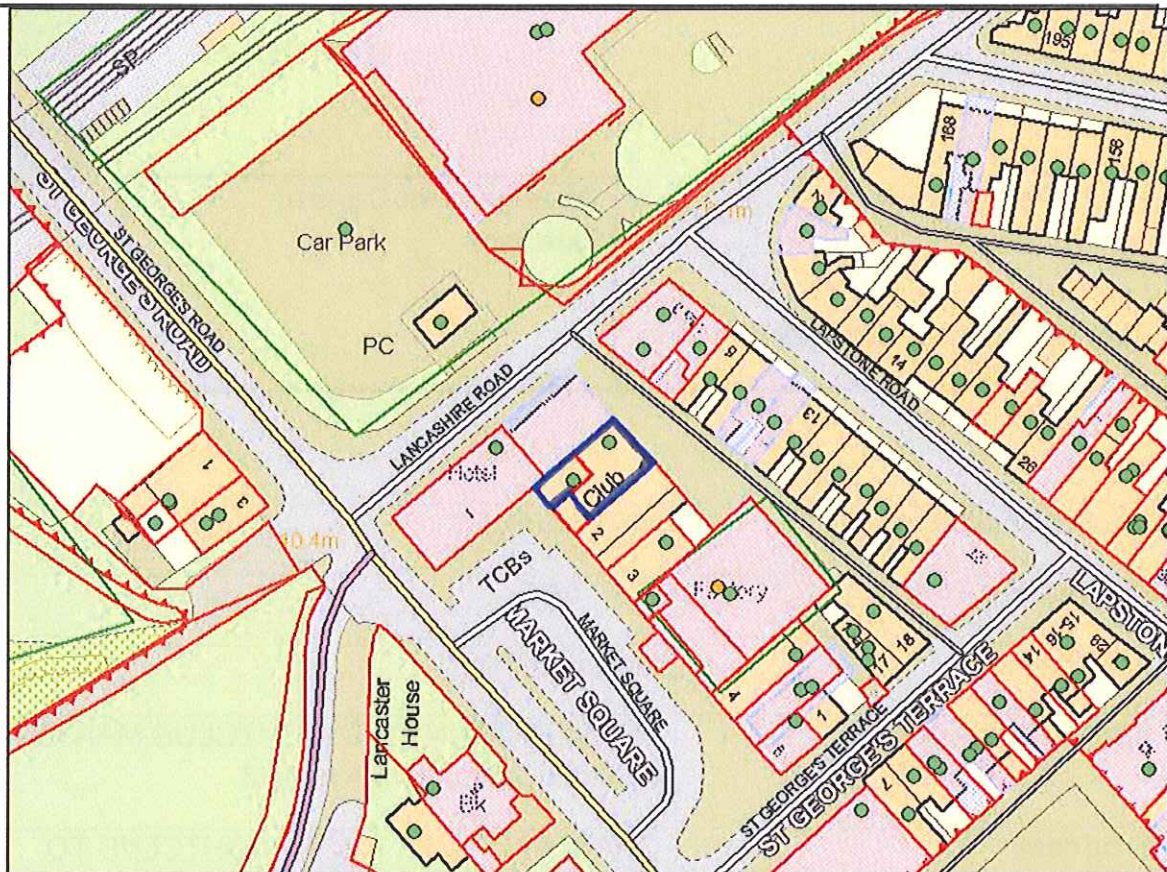


To: PLANNING PANEL

**Development Control
Manager**

Date of Meeting: 28/04/2010

Application Number:	4/10/2155/0F1
Application Type:	Full : CBC
Applicant:	Mr Sattar Miah
Application Address:	FORMER JONNY B'S NIGHTCLUB, MARKET SQUARE, MILLOM, LA18 4HZ
Proposal	CHANGE OF USE FROM NIGHTCLUB TO LICENSED INDIAN & BANGLA FOOD RESTAURANT & TAKEAWAY
Parish:	MILLOM
Recommendation Summary:	Approve (commence within 3 years)



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Planning permission is sought to change the use of this ground floor premises within Market Square Millom from a nightclub 'vision' to a restaurant and takeaway.

Market Square is home to a mixture of uses including an existing restaurant, hot food takeaway, cafe, hair salon and building society.

Externally, the building will remain unaltered with the exception of new wording on the existing sign.

Alterations will be made internally to remove the existing bar and provide new kitchen facilities. The design and access statement anticipates a capacity of 60 people, 10 staff and 50 customers. The restaurant will also offer a takeaway facility.

It is proposed to operate the business seven days a week between the hours of 12.00noon – 14.00pm and from 17.00 – midnight, which is considered consistent with similar uses within the town centre.

In terms of planning policy, Policies TCN 7, TCN 10 and ENV 26 are considered relevant.

Policy TCN 10 of the adopted Copeland Local Plan 2001-2016 generally supports food and drink uses within town centres. Policy TCN 7 sets out criteria against which such proposals should be assessed and states:-

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

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

Policy ENV 26 states that:-

“Development within Conservation Areas or that which impacts upon the setting of a Conservation Area will only be permitted where it preserves or enhances the character or appearance of the Area and, if appropriate, views in and out of the Area. In particular it should:

1. respect the character of existing architecture and any historical associations by having due regard to positioning and grouping of buildings, form, scale, detailing and use of traditional materials.
2. respect existing hard and soft landscape features including open space, trees, walls and surfacing.
3. respect traditional street patterns, plot boundaries and frontage widths
4. improve the quality of the townscape”

To date no representations have been received in response to neighbour notification and publicity procedures.

In response to statutory consultation procedures no objections have been received from the Highways Authority.

In my opinion the proposal satisfies the above policy criteria and represents an acceptable alternative use for this vacant town centre premises. As such, approval is recommended.

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. The use hereby permitted shall not be open to customers outside the hours of 11.00am – 12 midnight on any day.

Reason

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

3. The use hereby permitted shall not commence until full details of the scheme for the extraction of cooking fumes and odours has been submitted to and approved in writing by the Local Planning Authority. The system shall be installed in accordance with the approved details before the use commences and shall remain operational thereafter.

Reason

To minimise the risk of nuisance from cooking odours and fumes to neighbouring properties.

Reasons for Decision

An acceptable alternative use for these former nightclub premises in accordance with Policies TCN 7, TCN 10 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 8.

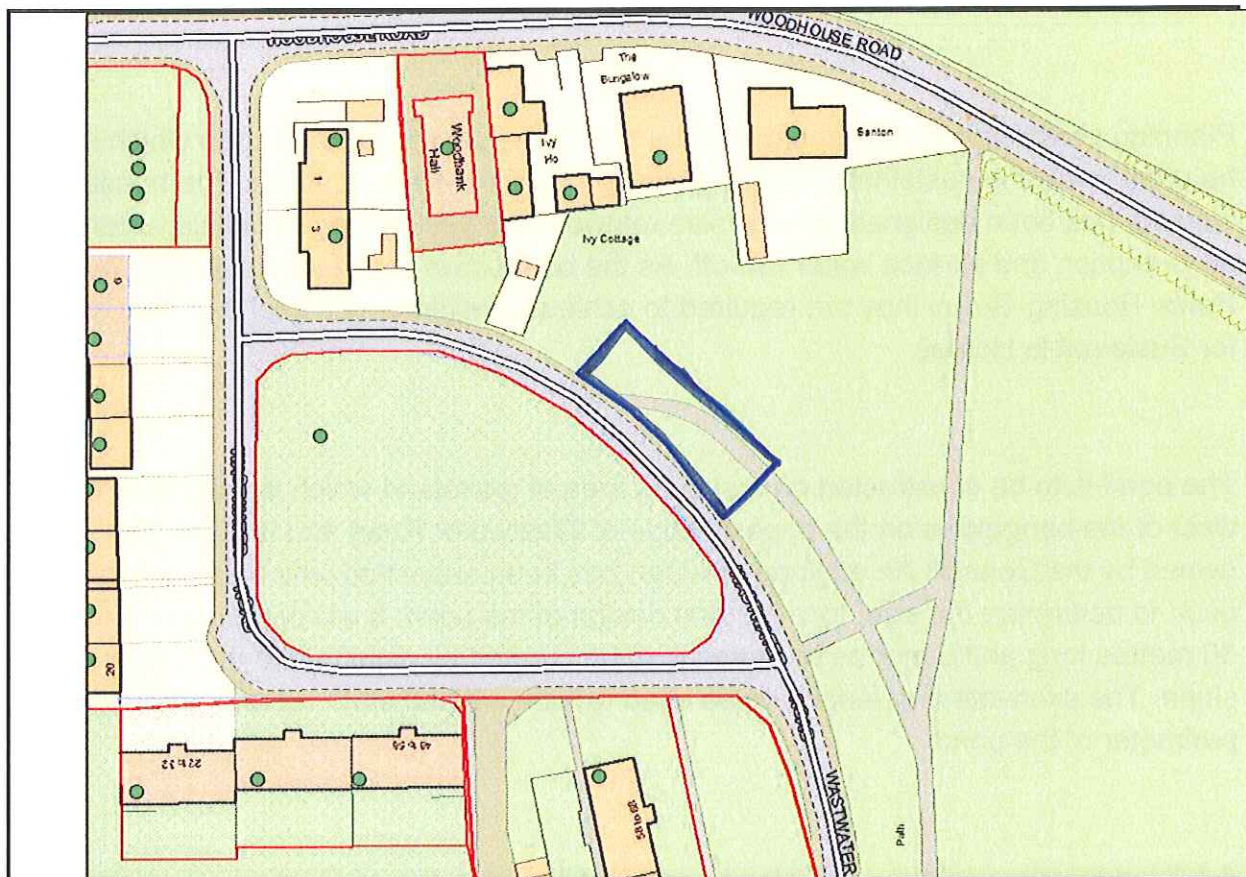


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 28/04/2010

Application Number:	4/10/2169/0F1
Application Type:	Full : CBC
Applicant:	Home Group Ltd
Application Address:	Attenuation Pond & Landscaping, Wastwater Road,, Whitehaven,,
Proposal	CONSTRUCTION OF AN ATTENUATION POND & ASSOCIATED LANDSCAPING TO AID THE SUSTAINABLE DRAINAGE SYSTEM
Parish:	WHITEHAVEN
Recommendation Summary:	Approve (commence within 3 years)



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INTRODUCTION

Planning permission was granted for the erection of 22 bungalows on an area of land off Wastwater Road in 2009 under reference 4/09/2323/0F1. These bungalows are currently under construction.

PROPOSAL

Planning permission is now sought for the creation of an attenuation pond which is to be used to aid the sustainable drainage design for the new bungalows. The housing scheme has been designed to maximise rainwater harvesting and minimise water consumption and surface water run-off. As the bungalows are being developed by Home Housing Group they are required to achieve a minimum of level 3 of the Code for Sustainable Homes.

The pond is to be constructed on a sloping area of grassland which is located to the west of the bungalows on the opposite side of Wastwater Road and is currently owned by the Council. An engineer's report has been submitted which has been used to determine the size, location and design of the pond. It will be approximately 36 metres long and 8 metres wide and is to be created by digging into the existing slope. The excavated material is to be used to form a small earth mound around the perimeter of the pond.

A full landscaping scheme has also been submitted with the application which seeks to provide additional screening to enhance the appearance of the site and also encourage wildlife. This is one of the criteria listed in the Code for Sustainable Homes.

A boundary fence has also been shown on the submitted plan although no details have been supplied to illustrate its height or design.

PLANNING POLICY

Policy DEV 6 of the adopted Copeland Local Plan 2001-2016 seeks sustainable forms of development. It encourages water saving devices and sustainable drainage systems.

The site is zoned as a public amenity space. Policy SVC 13 of the Local Plan seeks to protect amenity space and also encourages appropriate means of enhancing the biodiversity interests of these sites.

The site is also zoned as an area of local landscape importance. Policy ENV 9 of the Local Plan seeks to protect such areas from non essential development. Proposals to enhance the amenity of such spaces will be supported.

Policy ENV 12 encourages landscaping to be provided commensurate with the scale of the proposal, in character with the locality and using indigenous species.

ASSESSMENT

The proposed attenuation pond is modest in scale and will aid the sustainable drainage of the bungalows currently under construction

This is an essential form of development which cannot be accommodated on the adjoining housing development site. Failure to provide a sustainable form of drainage would impinge on the ability of the development to meet the requirements of the Code for Sustainable Homes, which is likely to affect the funding for this affordable housing development. As such it is considered to be an appropriate form of development on this land. The addition of further landscaping will enhance both the amenity and biodiversity interests of the site.

A condition can be attached to any planning permission which requires details of the height and design of the boundary fence to be agreed prior to the commencement of any development on the 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:-

- Landscaping plan prepared by Openspace, reference 01, received on 25 March 2010
- Landscaping report and planting schedule prepared by Openspace, received on 25 March 2010
- Drainage plan prepared by WYG, reference 006 Revision E, received on 25 March 2010
- Attenuation pond plan and details prepared by WYG, reference 008 Revision B, received on 25 March 2010
- Drainage report and calculations prepared by WYG, received on 25 March 2010
- Flood Risk Assessment prepared by WYG, received on 25 March 2010
- Design and Access statement prepared by Architects Plus, received on 25 March 2010

Reason

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

3. Prior to the commencement of any development details of the boundary fence that is to be erected around the edge of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved fence shall be maintained at all times thereafter.

Reason

To ensure a satisfactory finish in the interests of visual amenity.

4. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning

Authority. The schedule shall include details for its implementation.
Development shall be carried out in accordance with the approved schedule.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

Reason for Decision

The proposed attenuation pond is an essential form of development which will enable a sustainable drainage solution to be achieved for the adjoining residential development and will also help to enhance both the amenity and biodiversity interest of the site in accordance with Policies DEV 6, SVC 13, ENV 9 and ENV 12 of the adopted Copeland Local Plan 2001-2016.

ITEM NO: 9.

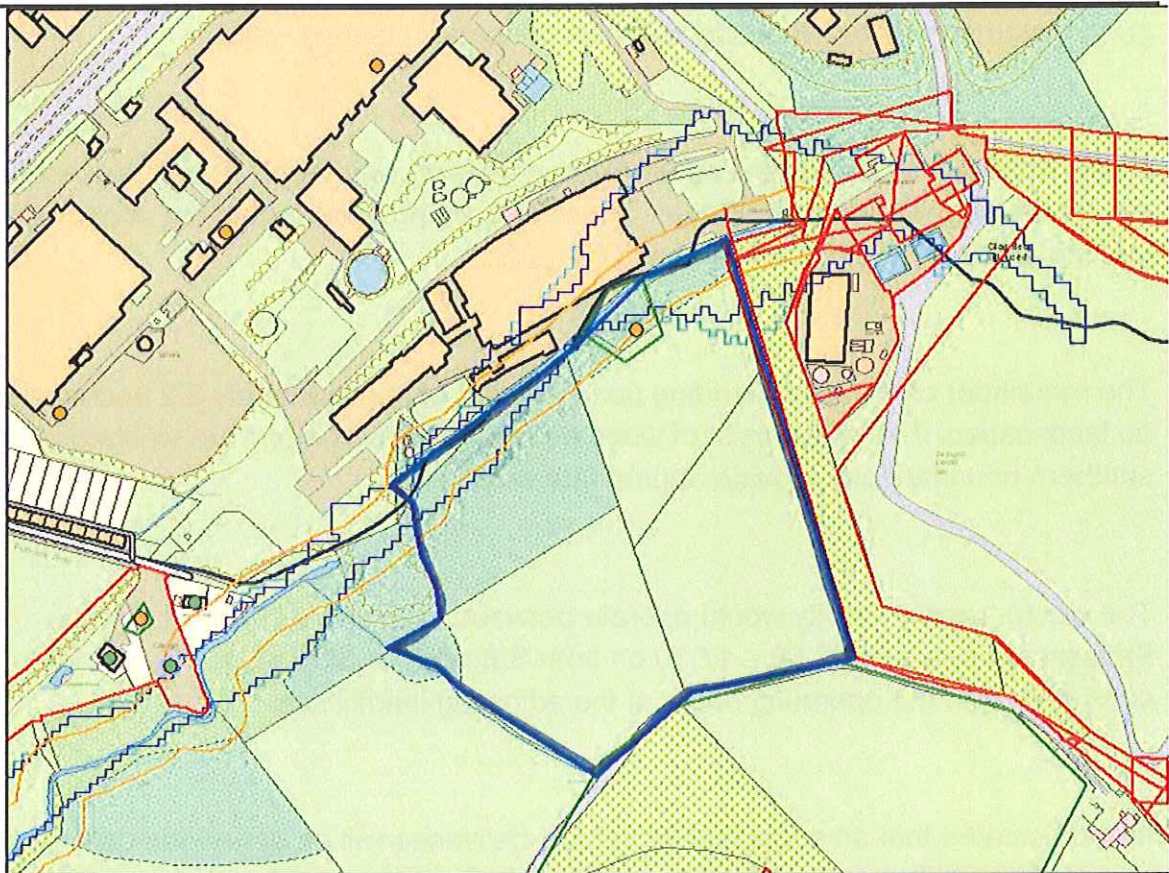


To: PLANNING PANEL

Development Control
Manager

Date of Meeting: 28/04/2010

Application Number:	4/10/9008/0F2
Application Type:	Full : County
Applicant:	Mr C Riddell
Application Address:	LAND ADJACENT TO LANDFILL SITE, PITWOOD ROAD, LILLYHALL INDUSTRIAL ESTATE, DISTINGTON
Proposal	WASTE TRANSFER & MATERIALS RECYCLING FACILITIES
Parish:	Distington
Recommendation Summary:	No Objection



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This application relates to a large area of land extending up to 5.95 hectares which lies immediately to the south of the former Alcan works and immediately to the west of the Distington landfill site.

Planning permission is sought for the creation of a waste transfer and material recycling facility. The proposal involves the construction of four separate buildings. The largest building will cover a floor area of 3456 sq metres and will house the household waste transfer and commercial/industrial materials recovery facilities.

A smaller building covering a floor area of 2160 sq metres will house the clean materials recovery facility. Both of these buildings will extend up to a maximum height of 9 metres. It is also proposed to create a number of storage bays which are to be enclosed with a roof canopy. A modest office building is also to be erected

adjacent to the entrance into the site. All of the buildings are to be constructed of grey coated corrugated sheeting with cast concrete retaining walls.

A new access is to be created off an existing access road which serves the landfill site on the Lillyhall Industrial Estate. Space is to be provided within the site for the parking and turning of 30 vehicles and 5 HGVs.

The remainder of the site extending up to an area of approximately 3.2 hectares is to be landscaped. This will consist of woodland planting belts along the western and southern boundaries to provide appropriate screening.

The waste transfer facility would operate between 07.00 – 19.00 on Monday to Fridays and between 07.00 – 17.30 on both Saturday and Sundays. These are consistent with the operating hours of the adjoining landfill site.

It is anticipated that an additional 20 vehicle deliveries will be generated daily by the proposal in addition to the 50 – 60 vehicles which currently deliver waste to the landfill site. The proposal will also create 15 new jobs.

This proposal forms part of the Cumbria strategy for municipal waste management and is the result of changes to the way in which the Government requires waste to be managed in the UK. A Landfill Allowance Trading Scheme (LATS) was introduced by the Waste and Emissions Trading Act in 2003. This requires alternative means of managing residual municipal wastes. Targets are set each year to limit the amount of waste that can be disposed of by landfill. These targets decrease on an annual basis and authorities are subject to strict and severe financial penalties if the target volumes are exceeded.

The Cumbria strategy for municipal waste management is based upon the development of 2 mechanical biological treatment (MBT) facilities within the county, the nearest of which is currently being built near Carlisle.

The principal purpose of the site being proposed is to provide a strategic facility for the reception, storing and bulking up of municipal waste arising within Allerdale and Copeland for onward transfer onto the MBT plant in Carlisle. The construction of a

new facility for this purpose also offers an opportunity for additional facilities to sort, transfer and recover other recyclable materials which would reduce the amount of waste that is transferred into landfill.

Whilst the scale of the proposed waste transfer facility cannot be accommodated within the boundary of the existing landfill site this proposal is, in essence, an extension of the northern area of the landfill site. In this location the new facility would be able to take advantage of the existing infrastructure associated with this site for e.g. the weighbridge and wheel wash facilities. It also complies with the criteria set out in the relevant planning policies which require waste sites to be near to the source of the waste generated. It has good access to the highway network and is sufficiently separated from any residential properties. On the basis that adequate landscaping can be implemented to minimise the visual impact of the buildings within the local area and mitigation measures can be employed to protect the adjacent wildlife site and minimise noise, odours and dust nuisance then this site appears to be an appropriate location for this type of use.

Recommendation:-

No Objections subject to the implementation of adequate measures to mitigate any noise, odours and dust nuisance, the preservation of the adjoining County wildlife site and also the implementation of a full landscaping scheme to reduce the visual impact of the proposal.

Application Number	4/09/2389/0
Applicant	MR G MARTIN
Location	EHENHALL GARDENS, CLEATOR, CUMBRIA.
Proposal	ERECTION OF TWO BUNGALOWS
Decision	Approve (commence within 3 years)
Decision Date	15 April 2010
Dispatch Date	15 April 2010
Parish	Cleator Moor

Application Number	4/10/2045/TPO
Applicant	Mr G Rumney
Location	SCHOOL HOUSE COURT, QUEEN STREET, WHITEHAVEN, CA28 7NX
Proposal	FELL TWO WHITE BEAM TREES WITHIN WHITEHAVEN CONSERVATION AREA.
Decision	TREE PRESERVATION REFUSE
Decision Date	8 April 2010
Dispatch Date	8 April 2010
Parish	Whitehaven

Application Number	4/10/2053/0F1
Applicant	Mrs D Paine
Location	2 LANCASHIRE ROAD, MILLOM, LA18 4AN
Proposal	EXTENSION
Decision	Approve (commence within 3 years)
Decision Date	29 March 2010
Dispatch Date	29 March 2010
Parish	Millom

Application Number	4/10/2073/0L1
Applicant	Whitehaven Community Trust
Location	BAKEWELL HOUSE, 41 IRISH STREET, WHITEHAVEN, CA28 7BY
Proposal	LISTED BUILDING CONSENT TO REMOVE UNSTABLE CHIMNEY FROM OUTBUILDING TO REAR
Decision	Approve Listed Building Consent (start within 3yr)
Decision Date	15 April 2010
Dispatch Date	15 April 2010
Parish	Whitehaven

Application Number	4/10/2075/0F1
Applicant	Mr Caskey

Location	30 QUEENS DRIVE,EGREMONT,CA22 2JY
Proposal	REAR CONSERVATORY
Decision	Approve
Decision Date	31 March 2010
Dispatch Date	31 March 2010
Parish	Egremont

Application Number	4/10/2077/0F1
Applicant	Mr M Taylor
Location	HILLSIDE,BRISCO ROAD,EGREMONT,CA22 2EJ
Proposal	FORM ENLARGED DORMER WINDOW FROM TWO SMALLER DORMER WINDOWS
Decision	Approve
Decision Date	31 March 2010
Dispatch Date	31 March 2010
Parish	Egremont

Application Number	4/10/2081/TPO
Applicant	United Utilities
Location	LAND TO REAR OF ARLECDON ROAD, ARLECDON, FRIZINGTON
Proposal	REMOVAL OF PARTS OF HEDGEROW
Decision	TREE PRESERVATION APPROVE
Decision Date	30 March 2010
Dispatch Date	30 March 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2082/0F1
Applicant	United Utilities
Location	OFF PASTURE ROAD, NORTH OF WINTER HILL, PASTURE ROAD,ROWRAH,CA26 3XN
Proposal	PROPOSED TEMPORARY ACCESS
Decision	Approve (commence within 3 years)
Decision Date	31 March 2010
Dispatch Date	31 March 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2084/0F1
Applicant	United Utilities
Location	NORTH OF THE SUN INN,ARLECDON,FRIZINGTON,CA26 3UW
Proposal	PROPOSED TEMPORARY ACCESS

Decision	Approve (commence within 3 years)
Decision Date	31 March 2010
Dispatch Date	31 March 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2085/0F1
Applicant	TR Properties
Location	62 LOWTHER STREET,WHITEHAVEN,CA28 7DS
Proposal	INSTALLATION OF UPVC WINDOWS AT FIRST FLOOR & SECOND FLOOR
Decision	Approve (commence within 3 years)
Decision Date	1 April 2010
Dispatch Date	1 April 2010
Parish	Whitehaven

Application Number	4/10/2086/0F1
Applicant	Mr Ged McGrath
Location	9 ST GEORGES ROAD,MILLOM,LA18 4JA
Proposal	CREATION OF NEW LEVEL ACCESS TO REAR
Decision	Approve (commence within 3 years)
Decision Date	31 March 2010
Dispatch Date	31 March 2010
Parish	Millom

Application Number	4/10/2087/0F1
Applicant	Mr M Nicholls
Location	1,LOW PADSTOW,PADSTOW,CLEATOR MOOR,CA25 5RB
Proposal	TWO STOREY EXTENSION TO SIDE AND SINGLE STOREY EXTENSION TO REAR & GARAGE & DRIVE
Decision	Approve (commence within 3 years)
Decision Date	8 April 2010
Dispatch Date	8 April 2010
Parish	Weddicar

Application Number	4/10/2088/001
Applicant	Mr N Fitzsimmons
Location	GARDEN LAND TO VALE VIEW, BIRKS ROAD,CLEATOR MOOR,CA25 5HT
Proposal	OUTLINE APPLICATION FOR THE ERECTION OF A DWELLING
Decision	Refuse
Decision Date	8 April 2010

Dispatch Date	8 April 2010
Parish	Cleator Moor

Application Number	4/10/2089/001
Applicant	Mr D Scott
Location	1 GRAMMERSCROFT, MILLOM, LA18 5EQ
Proposal	OUTLINE APPLICATION FOR THE ERECTION OF DWELLING WITH A GARAGE
Decision	Approve in Outline (commence within 3 years)
Decision Date	31 March 2010
Dispatch Date	31 March 2010
Parish	Millom

Application Number	4/10/2092/0F1
Applicant	Calder House Hotel
Location	3, CALDERSYDE, THE BANKS, SEASCALE, CA20 1QJ
Proposal	CREATION OF ANNEX CONTAINING 6 NO. LETTING BEDROOMS
Decision	Approve (commence within 3 years)
Decision Date	12 April 2010
Dispatch Date	12 April 2010
Parish	Seascale

Application Number	4/10/2094/001
Applicant	
Location	Plot 51, Rheda Park,, Frizington,,
Proposal	OUTLINE APPLICATION FOR ONE DETACHED DWELLING HOUSE & DETACHED GARAGE
Decision	Approve in Outline (commence within 3 years)
Decision Date	12 April 2010
Dispatch Date	12 April 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2095/0F1
Applicant	Mr A P Stanley
Location	LOOKING STEADS, KIRKLAND, FRIZINGTON, CA26 3XY
Proposal	CHANGE OF USE FROM BED AND BREAKFAST TO INCLUDE NON RESIDENTS DINING
Decision	Approve (commence within 3 years)
Decision Date	13 April 2010
Dispatch Date	13 April 2010
Parish	Lamplugh

Application Number	4/10/2095/0F1
Applicant	Mr A P Stanley
Location	LOOKING STEADS,KIRKLAND,FRIZINGTON,CA26 3XY
Proposal	CHANGE OF USE FROM BED AND BREAKFAST TO INCLUDE NON RESIDENTS DINING
Decision	Approve (commence within 3 years)
Decision Date	13 April 2010
Dispatch Date	13 April 2010
Parish	Arlecdon and Frizington

Application Number	4/10/2098/0F1
Applicant	Mrs B Kenmare
Location	Rowlee,Plot D,Nethertown
Proposal	DETACHED DWELLING (RE-SUBMISSION)
Decision	Approve (commence within 3 years)
Decision Date	12 April 2010
Dispatch Date	12 April 2010
Parish	Lowside Quarter

Application Number	4/10/2099/0F1
Applicant	Mr H Roberts
Location	2 HIGH MOOR ROAD,MORESBY PARKS,CA28 8XN
Proposal	ERECTION OF CONSERVATORY TO REAR
Decision	Approve (commence within 3 years)
Decision Date	12 April 2010
Dispatch Date	12 April 2010
Parish	Moresby

Application Number	4/10/2101/0F1
Applicant	Mr Karl Eichler
Location	FIELD 8872, LINETHWAITE, ST BEES
Proposal	FEED AND EQUIPMENT STORE
Decision	Approve (commence within 3 years)
Decision Date	15 April 2010
Dispatch Date	15 April 2010
Parish	St Bees

Application Number	4/10/2102/0F1
Applicant	Mr P Telford
Location	35 WINDRIGG CLOSE,EGREMONT,CA22 2EE

Proposal	TWO STOREY EXTENSION TO SIDE AND REAR
Decision	Approve (commence within 3 years)
Decision Date	12 April 2010
Dispatch Date	12 April 2010
Parish	Egremont

Application Number	4/10/2103/0F1
Applicant	Mr A W Webster
Location	STONEYMOUNT HOUSE,1 HILLSIDE,ST BEES,CA27 0AP
Proposal	REPLACEMENT SUMMERHOUSE
Decision	Approve (commence within 3 years)
Decision Date	12 April 2010
Dispatch Date	12 April 2010
Parish	St Bees

Application Number	4/10/2106/0R1
Applicant	John Urwin Ltd.
Location	HIGH ROAD,WHITEHAVEN,CA28 9PG
Proposal	RESERVED MATTERS APPLICATION FOR SINGLE STOREY BUILDING WITH CAR PARK TO OPERATE AS A COMMUNITY PHARMACY
Decision	Approve Reserved Matters
Decision Date	15 April 2010
Dispatch Date	15 April 2010
Parish	Whitehaven

Application Number	4/10/2108/0N1
Applicant	Mr H Spencer
Location	LAND AT GATRA FARM,LAMPLUGH,WORKINGTON,CA14 4SA
Proposal	NOTICE OF INTENTION FOR OPEN FRONTED STORAGE BUILDING FOR HAY AND IMPLEMENTS AND PART SECURE STORAGE
Decision	Approve Notice of Intention
Decision Date	8 April 2010
Dispatch Date	8 April 2010
Parish	Lamplugh

Application Number	4/10/2117/0F1
Applicant	Mr I Marr
Location	EGREMONT RU FOOTBALL CLUB, BLEACH GREEN, BRIDGE END, EGREMONT,CA22 2RQ

Proposal	CHANGE OF USE FROM CHANGING ROOMS TO TRAINING ROOM AND INTERNAL ALTERATIONS
Decision	Approve (commence within 3 years)
Decision Date	12 April 2010
Dispatch Date	12 April 2010
Parish	Egremont

Application Number	4/10/2120/0F1
Applicant	Mrs Dorothy Cooper
Location	13 BUTTERMERE DRIVE, MILLOM
Proposal	REAR EXTENSION, DRIVEWAY MODIFICATION AND INTERNAL ALTERATIONS
Decision	Approve (commence within 3 years)
Decision Date	12 April 2010
Dispatch Date	12 April 2010
Parish	Millom

