

CLEATOR MOOR TOWN COUNCIL
THE SQUARE * CLEATOR MOOR * CUMBRIA CA25 5AP

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Mr N Hayhurst
Cumberland Council
Catherine Street
WHITEHAVEN
Cumbria
CA28 7SJ.

15th November 2023.

Dear Mr Hayhurst

Members reviewed the following applications at The Town Council meeting held on 14/11/2023.

- 4/23/2292/OF1. Erection of a Dwelling and Detached Garage/Workshop field adjacent to Church St Cleator.
- 4/23/2297/DOC. Discharge of conditions 5 and 6 pf Planning Application 4/22/20258/OF1.
- 4/23/2296/DOC. Discharge of conditions 3 and 4 of Planning Application 4/22/2016/OF1.
- 4/23/2303/DOC. Discharge of condition 8 of planning application 4/18/2472/O01.
- 4/23/2307/DOC. Discharge of conditions 3 and 5 of planning application 4/21/2128/OF1.

No concerns were raised on the above applications.

- 4/22/2364/OF1. Additional information received for this application. Demolition of dilapidated former mill buildings and construction of new warehouse unit with Ancillary offices. Former Cleator Mills site, Cleator.

The Town Council have previously raised concerns with this and other applications in the immediate locally with regards to potential flood risks, possible impact on the river Ehen and the loss of historically significant buildings. Having reviewed the additional information received since the last consultation response in June 2023 the Town Council wish to note its objection to this application in its current form and provide the following comments regarding some of the additional information received.

The letter dated 3rd July from the Society for the Protection of Ancient Buildings states that Cleator Mills is a site of substantial local historical significance, they also request the applicant provides a Heritage Impact Assessment Statement and object to the demolition of the existing mill buildings and recommend a reuse of the buildings.

These points are repeated in a further letter from the same society dated 7th November. The Town Council agree with the concerns raised in July and November and the recommendations they propose.

The response from Natural England on the 19th August 2023 advises that the flood banks should be assessed as to whether it will provide appropriate long term flood management for the reconstruction of the proposed warehouses, they also state that reinforcement of the flood banks if needed would disrupt the natural functioning of the River Ehen, the documents available to view since this date do not offer any response to this letter.

The letter dated 18th October from Cumberland Council Flood and Development Management gives their response to your consultation on the 17th October 2023 and comments that the improvements are welcomed but are minor in scale and do not materially alter the proposal. They state that their previous conclusion and recommended conditions remain as per previous LHA responses. Documents detailing their previous response and recommended conditions are not available to view on the application documents.

The letter from the Environment Agency dated 24th October refers to the additional phase 2 ground investigation and concludes that there is currently a lack of evidence and insufficient data to enable quantitative modelling of risk for assessment of breakdown, dispersal and dilution in the river Ehen. The assumed low risk suggested by the consultant cannot be quantified.

The letter dated 30th October 2023 from the design out crime officer at Cumbria Constabulary refers to his previous responses in February and June 2023, we do not see any document relating to these responses in the application detail.

The letter dated 13th November from the Council for British Archaeology concludes that adaptively using building 3 is a far preferable strategy to its demolition on both heritage and environmental grounds. They recommend that no further demolition at Cleator Mills should be permitted without an options appraisal and viability assessment that considers the options for reuse of this structure and contains a strategy for mill building 1. The CBA object to this application. The Town Council agree with the detail in the CBA response.

Yours sincerely

Mr Steve Richardson
Clerk to the Council