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**EGREMONT  
TOWN  
COUNCIL**

Cumberland Council  
The Copeland Centre  
Catherine Street  
Whitehaven  
Cumbria  
18th July 2024

## **PLANNING APPLICATIONS**

4/23/2184/0F1      Town and Country Planning Act 1990

Appeal by Mr Wayne Dunn

Site at land adjoining Lakeland View, Chaucer Avenue, Egremont

Planning Inspectorate Reference: APP/Z0923/W/24/3343278

Please note Egremont Town Council's previous comments:

4/23/2184/0F1 - Detached single storey three-bedroom dwelling and new access to Highway. Land adjoining Lakeland View, Chaucer Avenue, Egremont

Councillors object - they consider this dwelling to be an over development of the site and the design and materials are not in keeping with neighbouring properties



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For your information, Cumberland Council refused this application for the following reasons:

1. The proposed development, due to its scale and siting within a constrained site, would exert an overbearing and dominant effect on and would result in loss of amenity and oppressive living conditions for the existing and future occupiers of adjacent residential properties. The overall design of the proposed development would also be out of keeping with the character of the adjacent residential properties and would be considered to be overdevelopment of the site resulting in harm to the character and appearance of the surrounding area. As consequence, the proposal would be considered to be contrary to Policies ST1, DM10 and DM12 of the Copeland Local Plan, Policy DS6PU of the Emerging Local Plan and the provisions of the NPPF.
2. The submitted application has not adequately demonstrated that that proposed development would not have a detrimental impact on the flood risk within the site or the surrounding area, due to the supporting Flood Risk and Drainage Assessment being outdated and produced for an adjacent development. As a consequence, the proposal is considered to be contrary to Policies ST1, ENV1 and DM24 of the Copeland Local Plan, Policies DS8PU and DS9PU of the Emerging Local Plan and the provisions of the NPPF.

Councillors have no further comments; however, they ask that comments previously stated are referred to.

4/24/2216/0F1

Alterations and first floor extension

Crosswater Mill, Cross Side, Egremont

No objections

4/24/2202/0F1

Consultation on Amended Description:

Planning Application Reference: 4/24/2202/0F1

Change of use from ground floor retail and first floor residential (class E & C3) to form a short term let/holiday cottage (class C3) and external alterations involving the replacement of existing windows and doors, the installation of roof lights and the widening of an existing door opening on the rear elevation and the demolition of a chimney.

70A Main Street Egremont

No objections



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4/24/2208/0F1

Consultation on Amended Description:

Planning Application Reference: 4/24/2208/0F1

Material change of use of garage and workshop to form conference/community facility and the demolition and replacement of an existing single storey extension and minor external alterations to the rear elevation to enlarge a window and door opening.

Former Brick House Bakery to rear of 27 Market Place, Egremont

Councillors would like to defer comments as they request a definition of the term “conference/community facility” and what the intended use will be as there is concern as to what events the building may be used for. They also ask that the deadline for comments be extended so that when the explanation of the facility is received comments can then be made upon that. Please can the Town Council have confirmation of the extended date for further comments?

