

Workington Town Council

Town Hall, Oxford Street, Workington, Cumbria CA14 2RS

Telephone: 01900 702986

Email: office@workingtontowncouncil.gov.uk

Website: www.workingtontowncouncil.gov.uk



Minutes of the meeting of Workington Town Council Planning Committee held on Monday 3 September 2018 at 6pm in the Town Hall, Workington

M Rollo (Chair)	Present
L Baldry	Present
A Bales (Vice chair)	Present
H Harrington	Present
M Heaslip	Apologies
J Holliday	Absent
P McHarry	Present
B Reville	Present
M Suddart	Present
J Wright	Present
D Rollo (deputy Mayor)	Present

In attendance: Town Clerk.

P18.21 Apologies

No apologies were submitted.

P18.22 Declarations of Interest

No declarations of interest.

P18.23 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were raised.

P18.24 Minutes of the last meeting

The Committee received the minutes of the meeting on 6 August 2018 and affirmed them as a true record. There was a query about Houses in Multiple Occupation, and whether there was scope for placing restrictions on these in certain areas, which members had raised at the previous meeting. The Clerk confirmed he would follow this up.

P18.25. Enforcement/Compliance Issues

The committee considered a letter from former steelworkers expressing concern about the sea wall at the bottom of the former steelworks site, now a part of the wider Solway View development. Councillors expressed doubts about the developer Persimmon's record in delivering promised renovations to the structure. The Clerk confirmed that he had been in correspondence with the statutory authorities for coastal flooding, and was waiting to hear back from Cumbria County Council on what steps they were taking to ensure compliance in this matter.

Resolved: To note the issue and continue to monitor it.

P18.19. Planning Inspectorate Decision: Balance Power, Stainburn Road

The Clerk reported that he was writing to the Secretary of State to register the council's disappointment with the outcome of the Planning inspector's consideration of the plan to build a power station on open land between Stainburn and Workington against the wishes of the local community and the local planning authority.

Resolved: To note the report.

18.20. Planning Applications

The Committee received planning applications from Allerdale Borough Council and Cumbria County Council as follows:

1) 2/2018/0365	Mrs Carol Watson Former Nacro NCT, Stanley Street, Workington	Change of use from D1 to D2 Escape room	<u>No objections</u>
2) 2/2018/0374	Mrs Rachel Graham Persimmon Homes Land off Bellaport Gardens, Harrington Workington	Non compliance with condition 16 of approval 2/2013/0445 for the removal of play area	The committee was concerned that there was obviously a significant lag between the completion of the development and the realisation that some of the Planning Conditions had not been met. In this context it welcomed the progress made recently by Allerdale Borough Council in reviewing such matters, though this did not absolve them from responsibility for allowing matters to degenerate this far. The Committee considered whether £20,000 as a commuted sum would be sufficient to cover the installation of play equipment and ongoing maintenance for its life. It was noted that the sum did not appear to include a consideration for land and

			<p>maintenance. The Committee suggested that a sum nearer to £50,000 would be closer to covering the costs of planning, installation and maintenance.</p> <p><u>To recommend that the S106 contribution for a playground be increased to £50,000.</u></p>
3) 2/2018/0373	Mrs R Graham Persimmon Homes Land at Moss Bay Road, Workington	Non compliance with condition 2 on Planning Approval 2/2011/0227 Amendments alter arrangements of play equipment	<p>The Committee could not decipher the plans submitted by the developer for the removal and re-siting of the play equipment. It was suggested that this was one of the ongoing problems with this development - Persimmon's site plans appeared to be drawn for obfuscation, not clarity. If the plans had been clearer to begin with, they would not have the issue of the missing playground.</p> <p><u>Recommend refusal</u> unless clearer drawings can be submitted.</p>
4) 2/2018/0292	Hinton properties & Marston Estates Land at Church Street, Workington	Proposed mixed use development consisting of a hotel (use Class C1) associated coffee shop (Class A3) unit and public house/restaurant (use Class A3/A4), along with associated access, parking, landscaping,	The committee continued to have severe reservations about the traffic management plan for this development. It was noted that an amended statement had been submitted on 24 August, but that this document

		<p>drainage and ancillary works. Plans and desk based assessment amendment.</p>	<p>did not appear to download correctly from the Planning Authority website and therefore had not been available for the committee to consider. The committee noted the highway authority's response to the statement, but was unable to comment further.</p> <p>(NB it has been subsequently noted that the document size at 16.8MB may have exceeded the town council's capacity to download).</p> <p>Notwithstanding these concerns, the committee also expressed disappointment with some of the proposed details of the pub and drive through building, noting particularly that the choice of roofing material (Mendip tile), was wholly out of character with any reference point in the northwest of England, let alone the edge of the Lake District. The would contribute to the 'anytown' feel of such a prominent development, and should be amended.</p> <p><u>Recommend</u> that the traffic plan be given further time for consideration, once a copy has been made</p>
--	--	---	---

			properly available. <u>Recommend</u> that the finishings of the buildings require a more vernacular aesthetic to ensure the visual amenity of the development.
5) HOU/2018/0172	Mr Jonny Thompson 38 Scaw Road, High Harrington, Workington	Extension and increase bungalow in height to provide additional storey	<u>No objections</u>
6) HOU/2018/0178	Mr Richard Graham Stoneyheugh Farm Ellerbeck Lane Workington	Erection of double garage	There was some concern about the long history of development applications for this site. However, the committee had <u>No Objections</u> to this specific application, providing its use was restricted to being that of a garage.
7) 2/2018/0393	Mr Gordon Osbaldestin J Dixon & Son Ltd Dixons Homestore, Dunmail Park Shopping Centre Workington	Installation of two display cabinets to the left and right of the entrance to Dixons Homestore.	<u>No objections</u>
8) HOU/2018/0179	Mr & Mrs R Campbell 30 Clifton Court Workington	Proposed single storey side extension to provide garage/utility area and rear extension to form sun room.	<u>No objections</u>
9) 2/2018/0353	Mr Skinner & Mrs Dryden 4 West Ghyll Place High Harrington	Erection of 4 bed dwelling	There were some concerns about the possible increase in traffic this development might cause on a narrow corner of a very quiet lane, but on balance, the committee had <u>No Objections</u>

10) HOU/2018/0187	Mt Ben Carter 40 Curwendale, Stainburn, Workington	Extension to roof to create dormer bungalow	<u>No objections</u>
11) HOU/2018/0186	Ms Natalie. Mitchell 66 Windsor Road Workington	Disabled access works to existing dwelling including rear extension for additional bedroom and wetroom, alterations to access to highway, creation of dropped kerb, new access ramp and replacement of fence and gates.	<u>No objections</u>
12) 2/2018/0292	Hinton Properties and Marston Estates Land at Church Street, Workington	Amended site plans and transport statement	<u>No objections</u>
13) HOU/2018/0182	Mr & Mrs Lofthouse 1 The Orchard Barepot Workington	Single storey orangery extension	<u>No objections</u>
14) 2/2018/0401	Mrs Lori Bratley Trust Inns Ltd The Briey Stainburn Road, Stainburn, Workington	Replacement of timber windows with white uPVC casement double glazed windows	The committee would like to be reassured that the windows would be in keeping with the historic character of the building, but otherwise had <u>No Objections.</u>

The meeting closed at 19:18