

Workington Town Council

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Minutes of the meeting of Workington Town Council Planning Committee held on Monday 3 July 2017 at 6pm in the Town Hall, Workington

M Rollo (Chair)	Present
L Baldry	Apologies
A Bales	Present
M Heaslip	Present*
J Holliday	Present
A McGuckin	Present
P McHarry	Present
B Reville	Present
D Rollo	Present
J Wright	Apologies

*arrived late

In attendance: Town Clerk, Assistant Town Clerk, two members of the public

P17.7 Apologies

Apologies were received and accepted from Councillors L Baldry and J Wright.

P17.8 Declarations of Interest

Declarations of interest were made by Councillors M Rollo and D Rollo for application 2/2017/0275 and Councillor P McHarry for application 2/2015/0670.

Resolved: For these Councillors to remove themselves from discussions for these items.

P17.9 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were raised.

P17.10 Minutes of the last meeting

The committee received the minutes of the meeting on 5 June 2017 and affirmed them as a true record.

P17.11 HGV Traffic on the A596

The Town Clerk presented a letter from Aspatria Town Council highlighting their concerns about the timber traffic on the A596 and their requirement for an assessment/feasibility study of their concerns, however it was noted that changing the route of HGVs would place the issue in a different town (i.e. Workington) rather than remove it altogether. The committee suggested that alternative transport for the timber should be assessed in connection to a study.

Resolved: To write to Aspatria Town Council to express Workington Town Council's support for an appraisal/feasibility study of the timber traffic on the A596, that assesses alternative methods to of timber transport including freight rail use.

P17.12 Planning Applications

The committee considered the following planning applications received from Allerdale Borough Council:

1) 2/2017/0255	Marstons Estates Ltd Land at New Bridge Road Workington	Erection of pub/restaurant with associated living accommodation, car parking and landscaping Amendment Proposed Site Access	The committee raised concerns about the lack of clarity of the Travel Plan, cycle/pedestrian access and temporary access to the site, which the developers did not resolve in their additional comments submitted on 3 July 2017. Councillors support the comments made by the Highways Authority and recommend refusal until this information is provided.
2) 2/2015/0670	Mrs B Watson Beaulands 4 Ellerbeck Lane Workington	Erection of four single storey dwellings Amendment Additional Information – Drainage Strategy Report and amended drawing	Following the Clerk's submission of comments using his delegated powers, it was made apparent to the council that the consultation for this application had been extended. Therefore councillors wanted to add to these comments, that there is no assurance to the council that an effective drainage system has been proposed for this development. The council will continue to recommend refusal until a satisfactory report has been obtained from an independent body with reasonable expertise in drainage for this specification.
3) 2/2017/0289	Mr Stephen Mason Land of south of Isabella Road Derwent Howe Ind Est Workington	Construction and operation of an 8MWe Peaking Power Generation Plant and Ancillary Equipment	Councillors discussed the purpose of the Peaking Power Generation Plant and the reviewed the information submitted. The additional information listed in the

			appendix was not available at the time the committee met and copies had not been received, therefore the committee <u>rejected</u> the application due to insufficient documentation.
4) 2/2017/0275	Workington AFC Ltd Borough Park New Bridge Road Workington	Proposal to erect palisade fencing, at Derwent end and adjacent to emergency exit, and new flood lighting	<u>No objections</u>
5) HOU/2017/0126	Mr John McGriffen 22 Rose Hill Harrington Workington	Resubmission of application HOU/2017/0058 for a new roof over kitchen and dorma window on front to attic room	<u>No objections</u>
6) HOU/2017/0134	Mr A Holmes 26 Frostoms Road Workington	Extension at the rear and alterations	<u>No objections</u>
7) 2/2017/0334	Ms S Sandelands Land at Longcroft House Grayson Green High Harrington Workington	Variation of conditions 2 (approved plans) and 7 landscaping on application 2/2014/0089 for the erection of detached 3 bedroom dwelling	The committee reviewed the plans and had <u>no objections</u> ; however it was apparent that all sections of the construction had not been completed as set out in the original approval. Therefore Councillors would like their concerns noted that there has been a lack of review of the site throughout development.
8) 2/2017/0325	James Hall and Co Ltd The Moorclose Newlands Lane Workington	Demolition of vacant public house	<u>No objections</u>
9) 2/2017/0307	Mr and Mrs J Bowe Schoose Farm High Street Workington	Conversion of building into dwelling Listed building consent for the	The committee highlighted that this application sits within a site that has the potential to receive further housing development in the future.
10) 2/2017/0308			

		conversion of building into dwelling	This raised concerns as to whether agreeing this application would lead to further construction of housing on a farm with a significant heritage value to the town, but beyond the established settlement boundary. Councillors agreed to submit <u>no objections</u> to both applications, however felt it would be appropriate to stipulate that any future development of the farm should make use of existing structures and not include new builds.
11) HOU/2017/0118	Mr Harper 20 Calbeck Drive Stainburn Workington	Extension to provide additional accommodation to provide first floor accommodation	<u>No objections</u>

The meeting closed at 19:07