

# Workington Town Council

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

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

In attendance: Events Officer.

### **P18.14 Apologies**

No apologies were submitted.

### **P18.15 Declarations of Interest**

No declarations of interest.

### **P18.16 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)**

No issues were raised.

### **P18.17 Minutes of the last meeting**

The Committee received the minutes of the meeting on 2 July 2018 and affirmed them as a true record.

### **P18.18. Enforcement/Compliance Issues**

The Committee considered a brief report on compliance matters and expressed support for the efforts made by the new Planning and Implementation Manager at Allerdale Borough Council.

**Resolved:** To note the report.

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

The Committee expressed its disappointment in the Secretary of State's Planning Inspector's verdict to overturn the decision by Allerdale Borough Council to reject a planning application for a

'peaking' power generation plant on open agricultural land off Stainburn Road. The development had been opposed by both the Town Council and the neighbouring parish council of Great Clifton.

**Resolved:** That a letter be composed by the Town Clerk to the Secretary of State to express its concerns about the nature of the development and the way in which local decision-making has been ignored. Allerdale Borough Council and Great Clifton Parish Council should be consulted on the content of the letter.

## 18.20. Planning Applications

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

|                  |  |  |  |
|------------------|--|--|--|
| 1) HOU/2018/0148 | Mr Michael Shaw<br>4 The Meadows, High Harrington, Workington              | Garage conversion, new bay window at ground floor level and second storey extension  | The committee believe this is a duplicate application that has been added to the agenda in error. If no further amendments have been made to the application since its original submission, the committee recommends refusal in accordance with its decision on Monday 2 July 2018.<br><b><u>Recommend refusal.</u></b>  |
| 2) 2/2018/0292   | Hinton Properties and Marston Estates<br>Land at Church Street, Workington | Proposed mixed use development consisting of a hotel (Use Class C1) with associated coffee shop (Class A3) unit and public house/restaurant (Use class A3/A4) along with associated access, parking, landscaping, drainage and ancillary works | The committee expressed concerns about the economic impact of the development on local businesses. The committee reviewed the traffic assessment and expressed concerns about the impact of the drive-through coffee shop on traffic; particularly as it is a busy stretch of the highway. The committee would require assurances on these points from the Highways Authority and the panel prior to |

|                  |  |   |   |
|------------------|--|---|---|
|                  |  |   | approval.   |
| 3) 2/2018/0304   | Mr Gavin Clark<br>Santander UK PLC<br>60 Pow Street,<br>Workington       | Advertisement consent<br>for the replacement of<br>internally illuminated<br>projecting sign. | <b><u>No objections</u></b>   |
| 4) HOU/2018/0143 | Mrs K Hully<br>5 Church Road<br>Harrington                               | Single storey rear<br>extension   | <b><u>No objections</u></b>   |
| 5) 2/2018/0277   | Mr Richard Bond<br>Unit 1<br>Robinsons Yard<br>Preedy Road<br>Workington | Change of use of office<br>area into A1 shop  | <b><u>No objections</u></b>   |
| 6) 2/2018/0348   | Mr Ian Ruddick<br>67 Bolton Street<br>Workington                         | Conversion of garage<br>and storage area into<br>two 1 bedroom flats                          | The committee<br>expressed concerns<br>about the proposed<br>conversion in an<br>established residential<br>area and its impact on<br>current and/or future<br>residents.<br><b><u>Recommend refusal.</u></b> |
| 7) HOU/2018/0167 | Mr Brendan Taylor<br>21 Elizabeth Street<br>Workington                   | Replace timber sliding<br>sash windows for<br>UPVC sliding sash<br>windows                    | <b><u>No objections</u></b> –<br>providing the<br>Conservation Officer is<br>satisfied that the<br>development does not<br>compromise the visual<br>and historic amenity of<br>the Conservation Area.         |

The meeting closed at 18.38