

Workington Town Council

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Draft Minutes of the meeting of Workington Town Council Planning Committee held on Monday 7 September 2015 at 6pm in the Town Hall, Workington.

V Morgan (chair)	Apologies
L Baldry	Present
A Bales	Present
B Cannon	Apologies
D Cashman	Present
H Harrington	Present
M Heaslip	Present*
J Holliday	Absent
C Johanssen	Present
F Johnson	Present
A Lawson	Absent
A McGuckin	Absent
P McHarry	Present
W Reville	Present
D Rollo	Apologies

In attendance: Town Clerk

P15.30 Chair of the Meeting

In the absence of the chair of the committee, Cllr L Baldry was nominated and accepted as vice chair, and chaired the meeting.

P15.31 Apologies

Apologies were received and accepted from Cllr B Cannon, Cllr V Morgan and Cllr D Rollo.

P15.32 Declarations of Interest

It was agreed to highlight these as they arose.

P15.33 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were raised.

P15.34 Minutes of the last meeting

The committee received the minutes of the meeting on 3 August 2015 and affirmed them as a true record. The clerk pointed out that the minute numbering had been altered from the draft public copies to keep it in order from previous meetings.

P15.35 Consultation on the Draft Local Validation Requirements

The committee considered making a response to Allerdale Borough Council's consultation on its draft Local Validation Requirements List.

Resolved: To inform the Borough that the committee had no further comments on the document.

P15.36. Notifications

a) The committee received notification that Cumbria County Council had granted itself Planning Permission for its development on land adjacent to Workington Railway Station (2/14/9019).

Resolved: To note the outcome.

b) The committee consider a notification from Ivan Ellis, Central Motors, Lillyhall, of his intention to apply to Copeland Borough Council to erect a single 400 kW wind turbine on land to the rear of Central Motors, Lillyhall, Workington – 34m hub height, 51m blade tip height. It was suggested that were the proposal to have been in Allerdale, barely 50m away, it would not pass the standing rules for turbine proximity.

Resolved: To notify the developer that Workington Town Council would oppose the subsequent planning application, on the grounds of the turbine's intrusive proximity to other properties.

P15.37. Naming of proposed new development on the quayside

The committee considered a proposal to naming the 9 no. dwellings (bordering Lawrence Street, town quay, Harbour Terrace and Stanley Street) as "Harbour View". (FPAP/2014/0340 development name, original planning application 2/2014/0817.)

Resolved: To submit no objections to the proposal.

P15.38. Planning Applications

The Committee considered the following planning applications:

1) 2/2015/0488	Mr Nicholas Matthew Cumbria Film Studios 28 Fisher Street Workington	Change of use from private members club (A4) into film studio (B1).	<u>No objections</u>
2) 2/2015/0490	Mr T Haughton Land adjacent to 43 Salisbury Street Workington	Erection of a garage.	To <u>recommend that permission be granted</u> subject to the applicant demonstrating adequate steps have been taken to prevent the spread of Japanese Knotweed which is known to be prevalent in the area.
3) 2/2015/0491	Mr Terry Abbott Hill Top, Stocks Hill High Harrington Workington	Outline application for the erection of 7 dwellings including access and layout.	The committee noted that there were problems with vehicular access to the site along the narrow

			<p>Stocks Hill, and that the drainage plan appeared wholly inadequate for the sloping site. Any subsequent planning consent would also require a Japanese Knotweed management plan, as the shrub is known to be prevalent in the area.</p> <p><u>Recommend Refusal.</u></p>
<p>4) Town and Country Planning Act 1990 Appeal by: Solar Park Developments Site at: Moor House Farm, Winscales, Workington Appeal Reference: APP/G0908/W/15/3130516 Planning Application Reference: 2/2014/0899</p>			<p>The committee reiterated its opposition to this development on the grounds previously stated.</p> <p><u>Recommend refusal</u></p>
5) 2/2015/0448	<p>Mr H Hallam Land at Harglyn Stainburn Road Workington</p>	<p>Re-consultation Erection of a detached dwelling. Amendment Tree plan and notes added. Drawing no. WO-04-26-15 Rev A</p>	<p><u>No objections</u></p>
6) 2/2015/0528	<p>Mr Terry Ruddy Workington Lawn Tennis Club Newlands Lane Workington</p>	<p>Erection of a detached bungalow and change of use from tennis courts to domestic curtilage.</p>	<p><u>No objections</u>, subject to Highways approval of the gateway's adequacy.</p>
7) 2/2015/0535	<p>Mr Heads 1B Park End Road Workington</p>	<p>Replacement of 3 sliding sash timber windows with PVC and replacement of timber door with composite PVC door.</p>	<p>The committee noted that although heritage compliant PVC windows were available, these didn't appear to be visually compliant and would not be suitable for use in the conservation area.</p> <p><u>Recommend Refusal</u></p>
8) 2/2015/0540	<p>The United Club 16 Portland Square Workington</p>	<p>Part change of use to form two dwelling units.</p>	<p><u>No objections</u></p>
<p>9) Consultation on works to Tree Preservation Order trees – TPO/8/2011</p>			<p><u>No objections</u> providing the replacement trees</p>

Applicant: Mr M Edwards Location: Tree Preservation Order to the rear of Dower House Guest House, 22 Portland Square Grid Reference: 300721, 528521			are seen to be planted prior to the removal of the existing ones.
10) 2/2015/0296	Mr Ken Wilson Access road to Moor House Farm Winscales Workington	Re-consultation Installation of a single wind turbine with a maximum height to tip of 45m. Amendment Supplementary noise assessment.	The committee reiterated its opposition to this development for reasons stated in Minute P15.7.21. <u>Recommend Refusal</u>
11) 2/2015/0541	The United Club 16 Portland Square Workington	Listed building consent for part change of use to form two dwelling units.	<u>No objections</u>
12) 2/2015/0544	Mr Hughes 12 Salterbeck Terrace Salterbeck Workington	Rear extension to bedroom to provide disabled facilities.	<u>No objections</u>

The meeting closed at 18.52.