At a meeting of the Development Panel held in The Wave Centre, Maryport on Tuesday 3 May 2016 at 1.00 pm

Members

P Bales (Chairman)
C M Armstrong  B Miskelly
N Cockburn    J Osborn
M Grainger    B Pegram
J Lister      L Williamson

Apologies for absence were received from Councillors A Davis-Johnston, J Farebrother, C M Jackson, M Jenkinson and R Munby

Staff Present

D Devine, S Elsworth, C Fearon, K Kerrigan, S Long, A Seekings, S Sewell and R Wilson

Public Participation

Planning Application 2/2015/0218
Objectors: Doris Riley
Agent: Catherine Johns, WYG

Planning Application 2/2016/0109
Objectors: Michael Jackson
Agent: Darren Ward, Red Raven Design Ltd.

Planning Application 2/2015/0566
Agent: Kevin Farrington, Persimmon Homes

458 Declaration of Interests

Agenda items 4 and 5: Planning Applications 2/2015/0218 & 2/2015/0219

Councillor L Williamson asked for it to be noted that he had been interviewed by the applicant for employment in the past. The applicant had recently contacted him.
Questions

None received.

Application

Hybrid planning application including:

Full planning application for the partial demolition and conversion of Ewanrigg Hall (Grade II Listed) to create 2no dwellings and extension to provide 4no dwellings (Use Class C3), and demolition of associated outbuildings; and outline planning application for the development of approximately 124 dwellings (Use Class C3), with all matters reserved except for means of access.

Ewanrigg Hall, Ewanrigg, Maryport

The Principal Planning Officer recommended approval subject to conditions and the completion of a Section 106 legal agreement to secure the following:

1) Affordable Housing

- 14 affordable units to be provided based on the outline scheme.
- The precise mix and layout of the affordable housing provision to be determined at the reserved matters stage.
- The tenure split of 10 social rented units and 4 intermediate

2) Listed Building Works

The works to the Listed Building approved under the full planning details shall be implemented in accordance with the phased programme of works or within 2 years of commencement of the scheme. The listed building works approved under the full planning consent shall be completed within a year of commencement.

3) Public Open Space

- Public open space areas equating to 0.195 hectares to be provided, including provision of children’s equipped play area.
- Management plan for the future management and maintenance of the public open space within the site to be secured and implemented.
4) Travel Plan

- Implementation of travel plan measures as set out in the submitted Travel Plan Framework.
- Contribution of £6,600 in respect of Travel Plan Administration Fee Contribution to be paid 6 months prior to first occupation.
- Provision of a Travel Plan Contribution of £54,684 to be payable in the event of the Travel Plan targets not being achieved in whole or proportionally if in part.

The Principal Planning Officer outlined the application and detailed the main issues within the report as follows:

- Principle of development:

  Notwithstanding the fact that the site lies outside of the settlement limit for Maryport officers consider the principle of residential development at this location to be acceptable. The site lies directly adjacent to the saved settlement limit and therefore, can be considered both well related and sustainable. The scale of development proposed, approximately 130 dwellings, is substantial however it is not considered to be disproportionate to the size of the town nor its role as a Key Service Centre (KSC).

  Allerdale Borough Council are able to demonstrate a 5-year supply of housing and therefore the policies for supply of housing contained within the recently adopted Allerdale Local Plan Part 1 (ALPP1) are to be considered up-to-date. Taking into account the number of existing housing approvals in the town, the proposed development would not result in the scale of development at Maryport identified in the Local Plan spatial strategy being exceeded.

  Officers conclude that the proposed development constitutes a sustainable location for residential development, complies with the spatial strategy and settlement hierarchy and is of a scale and design that would not detract from the settlement of Maryport. It is therefore considered to be compliant with the provisions of Policies S2, S3 and S5 of the Allerdale Local Plan (Part 1).

- Impact on highway network:

  No objections are raised by the local highway authority in relation to the proposed access arrangements for the site or the impact of the proposed development on the highway network in Maryport.

  The Highways Authority have requested a number of conditions be attached that includes necessary improvements to Ewanrigg Brow and Ewanrigg Lonning to provide adequate infrastructure and ensure a safe walking route is provided.

  Officers conclude that the proposed development would not have a significant adverse impact on the local highway network and therefore is
compliant with the provisions of Policies S2, S5 and S22 of the Allerdale Local Plan (Part 1).

- Affordable housing:

  The proposed outline scheme would see 14 affordable units provided split 75% social rented and 25% intermediate affordable units. Although this would see only 11.5% affordable dwellings for the scheme officers consider this is supported by appropriate viability statements to justify the reduction in affordable units, to enable the listed building to be brought back into use.

  Officers consider the proposed development is in line with the provisions of Policy S8 of the Allerdale Local Plan (Part 1).

- Heritage:

  The Grade II Listed Building Ewanrigg Hall and associated buildings remain on the site. A number of buildings are to removed, however it is considered a number of these structures do not contribute to the setting of the primary listed building. Building ‘I’ is to be retained and the dressed stone and inscription lintel with the date 1753 on building ‘H’ is to be incorporated into the proposed new development.

  The details and materials of the alterations/repairs to the listed building are acceptable. Although some concern has been raised with regards to the alteration to the front façade and taking into account the statutory duty under s66 of the Planning (Listed Building and Conservation Areas) Act officers consider the harm caused by the removal of this section is outweighed by the benefits of bringing the remainder of the surviving elements of the Hall back into use and so securing a long term future for them.

  The new build/extended elements are of a modern design which contrasts clearly with the detailing of the original elements of the listed building and would not detract from or cause any significant harm to the character of the listed building.

  Officers conclude that the proposed development would not adversely affect any heritage assets and therefore is compliant with Policy S2, S4, S5 and S27 of the Allerdale Local Plan (Part 1).

- Landscape and visual impact:

  Officers consider that although the proposal may result in changes to the immediate landscape, the development when viewed from long range views would be seen in the context of the existing urban edge of Maryport, not as a disconnected or projecting entity.

  Officers conclude that the proposed development is in line with the Cumbria Landscape Character Guidance and would not have a significant adverse impact on landscape character and visual amenity
and therefore is compliant with the provisions of Policies S32 and S33 of the Allerdale Local Plan (Part 1).

- **Ecology:**

  Officers have considered the standing advice for protected species referred to in the NE response. Based on the information and guidance contained therein, officers consider that subject to the inclusion of the mitigation measures identified within the Ecological Assessments, the proposed development would not cause significant harm to protected species that may roost, forage or commute within the site.

  Officers conclude that the proposed development would not have a significant adverse impact on ecology and therefore is compliant with the provisions of Policies S35 of the Allerdale Local Plan (Part 1).

- **Trees and hedgerows:**

  There are a number of trees on the site protected by a Tree Preservation Order. A tree survey has been commissioned by the applicant to assess these trees and others throughout the site. There are a number of trees near the access, however the tree report shows the proposed access will not result in the loss of any trees and appropriate root protection areas are proposed.

  As the application is in outline form it cannot be determined at this stage what impact the proposal may have on the overall development of the site. A condition shall be attached to the approval requiring an updated Tree Survey to be submitted with the reserved matters application when the final layout is known.

  Officers conclude that a proposed layout could be achieved that would safeguard, where possible, existing trees and hedgerows that contribute positively to the character of the local area and provide ecological value in compliance with the provisions of Policies S33, S35, and DM17 of the Allerdale Local Plan (Part 1).

- **Flood risk and drainage:**

  The applicant has commissioned a Flood Risk Assessment that concludes the proposal will not result in any Flood Risk to the site or nearby properties.

  United Utilities have assessed the proposal and consider the proposal to be acceptable subject to conditions requiring full details of the foul and surface water drainage scheme following the principles set out in the Flood Risk Assessment.

  Officers conclude that the proposed development would not be liable to or exacerbate flood risk and therefore is compliant with the provisions of Policies S2 and S29 of the Allerdale Local Plan (Part 1).
• Contaminated land and mineral stability:

The applicant has commissioned detailed reports to assess the contamination and stability issues on the application site. The details in the reports show that the site is not particularly constrained by on-site contamination and the risk to potential receptors can be made, safe and stable.

Officers conclude the proposed development is compliant to the provision of policy S30 of the Allerdale Local Plan (Part 1).

• Community and social infrastructure:

Cumbria County Council (CCC) has estimated that the development will yield 26 primary aged children and 19 secondary aged children. However, they have also advised that there is sufficient capacity for both age groups within the schools in Maryport and therefore no education contribution is sought for this proposal.

The CCC Planning Obligations seeks to ensure that new housing is designed to Lifetimes Homes Standards or a financial contribution is provided as appropriate mitigation. This document is not adopted by the Local Planning Authority.

Policy S10 of the Allerdale Local Plan provides the policy basis for considering CCC adult social care contribution request. This policy encourages new builds to be designed to Lifetimes Homes Standards. The application includes 14 affordable units which will be designed to incorporate Lifetime Homes Standards and is therefore compliant with Policy S10 of the Allerdale Local Plan (Part 1).

The Principal Planning Officer drew the Panel's attention to the list of consultations received since the preparation of the agenda, which set out Councillor C McCarron-Holmes’ views on the application as an elected Member for the Ewanrigg Maryport Ward.

Members noted the representations received in respect of the application, the main grounds of which were set out in the report.

Members were concerned about the finish height and materials of the boundary wall to the rear of the site. The Head of Development Services suggested that the following condition be added:

The details of the finish height and materials of the boundary wall to the rear of Ewanrigg Hall shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling approved as part of the full scheme. The works shall be implemented in accordance with the approved details and the wall so constructed shall thereafter be retained at all times and no part thereof shall be removed without the prior consent of the Local Planning Authority.

Reason: To ensure a satisfactory standard of development which safeguards the setting of the listed building and the amenity of neighbouring properties in compliance with policies S27 and S32 of the Allerdale Local Plan (Part 1).
Councillor J Lister moved approval as per the officer’s recommendation and with the inclusion of the above condition. Councillor N Cockburn seconded.

A vote was taken; 9 in favour of approval and 0 against.

The motion in favour of approval as per the officer’s recommendation and with the inclusion of the above condition was carried.

**Decision**

Approved

**Conditions**

1. Before any works commence on the outline scheme details of the layout, scale and appearance and landscaping (hereinafter called reserved matters’) shall be submitted to and approved by the Local Planning Authority.

   Reason: The application has been submitted as an outline application, in accordance with the provisions of the details of the Town and Country Planning (Development Management Procedure) Order 2015.

2. The development hereby permitted shall be carried out in accordance with the following plans:
   - L(-)0001A Site Location Plan (amendment received 13 January 2016)
   - L(--0020 Revision E Site Plan Proposed (amendment received 4 April 2016)
   - L(--0025 Revision B No Build Zone Plan (amendment received 4 April 2016)
   - P001 Revision B Potential Site Access (amendment received 23 March 2016)
   - P002 Ewanrigg Brow Proposed Footway Provision (amendment received 23 March 2016)
   - C(--0002 Revision B Proposed Door Types (amendment received 24 February 2016)
   - L(--0021 Revision D Proposed Elevations (amendment received 27 November 2015)
   - L(--0022 Revision F Proposed Elevations (amendment received 24 February 2016)
   - L(--0023 Revision C Proposed Floor Plans (amendment received 27 November 2015)
   - L(--0024 Retained Cart shed (amendment received 7 October 2015)
   - L(-)0010 Revision B Site Plan – Removals (amendment received 7 October 2015)
   - L(--0011 Revision A Existing Building Elevations – Removals (amendment received 2 June 2015)
   - L(-)0012 Revision A Existing Building Floor Plan – Removals (amendment received 2 June 2015)
Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

3. The submission of phase 1 reserved matter application under condition 5 shall be made no later than the expiration of 3 years beginning with the date of this permission and the development shall begin no later than whichever is the later of the following dates:
   (a) The expiration of 3 years from the date of the grant of this permission, or
   (b) The expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

   Reason: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

4. Any application for reserved matters of layout shall include plans showing the following:
   (a) Cross sections through the site;
   (b) Details of existing and proposed ground levels;
   (c) Proposed finished floor levels of buildings;
   (d) Levels of any paths, drives, garages and parking areas;
   and the development shall be carried out in accordance with the details so approved.

   Reason: To ensure that the works are carried out to a suitable level in relation to the adjoining properties and highways and in the interests of visual amenity.

5. Any application for reserved matters of layout shall include a programme showing the phasing of the development, including during which phase the works to Ewanrigg Hall will take place, to be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed phasing programme.

   Reason: To serve in the public and visual interests a satisfactory correlated order of the construction of the development in accordance with the National Planning Policy Framework and Policies S5 and DM14 of the Allerdale Local Plan.

6. Prior to the submission of the first reserved matters application a detailed design brief on building form, scale and design including heights, bulk, massing, materials, colour, palettes and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The reserved matters application(s) shall be designed in line with the approved design brief.

   Reason: In order to achieve a satisfactory and complementary form of phased development across the extended build out period for the development.
7. No development approved by this permission shall commence until all necessary site investigation works within the relevant phase of any reserved matters application of the site boundary and including the dwellings approved in detail are carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. The scope of works for the site investigations should be agreed with the Local Planning Authority prior to their commencement.

Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment, in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

8. Should land affected by contamination be identified under the desk top study under condition 7 be found which poses unacceptable risks to human health, controlled waters or the wider environment, no development in that phase shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan.

Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment, in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

9. Should a contamination remediation scheme be required under condition 8, the approved strategy shall be implemented and a verification report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in condition 8 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action are submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

Reason: To minimise any risk during or post construction works arising from any possible contamination or impact on the local water environment from the development to the local environment, in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the
Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use. All work shall be undertaken in accordance with current UK guidance, particularly CLR11.

Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment, in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

11. No development shall take place until a Construction and Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include the following:
   a) Traffic Management Plan to include all traffic associated with the development, including site and staff traffic; off-site parking, turning and compound areas;
   b) Procedure to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from vehicles, deliveries. All measurements should make reference to BS7445;
   c) Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, and light pollution;
   d) A written procedure for dealing with complaints regarding the construction or demolition;
   e) Measures to control the emissions of dust and dirt during construction and demolition;
   f) Programme of work for Demolition and Construction phase;
   g) Hours of working and deliveries;
   h) Details of lighting to be used on site.

The approved statement shall be adhered to throughout the duration of the development.

Reason: In the interests of safeguarding the amenity of the occupiers of neighbouring properties during the construction works of the development hereby approved, in compliance with the National Planning Policy Framework and Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.

12. Prior to the commencement of development, a scheme for both the outline and full application for surface water and foul water drainage to be drained on a separate system (inclusive of how the scheme shall be maintained and managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme submitted for approval shall be in accordance with the principles set out in the Flood Risk Assessment, ref: C-0634, dated 12.12.2013, proposing surface water discharging into watercourse and foul water discharging into the 300mm diameter combined sewer along Ewanrigg Road. No part of the development shall be occupied until the drainage scheme has been constructed in accordance with the approved details. For the avoidance of doubt, neither surface water, nor land drainage, nor
highway drainage shall connect into the public sewerage system (directly or indirectly). The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a suitable means of drainage from the site and minimise the risk of water pollution to the local water environment and ensure a satisfactory means of surface water drainage and minimise the risk of flooding from the development in comparison to an assessment of its existing undeveloped state, in compliance with the National Planning Policy Framework and Policies S29 and S2 of the Allerdale Local Plan (Part 1), Adopted July 2014.

13. No dwellinghouses shall be sited within an easement strip of 5 metres either side of the centre line of each existing sewers traversing across the site.

Reason: In order to protect the existing drainage infrastructure services on the site.

14. The carriageway, footways, footpaths, cycleways (including the footpath route to the local primary school) for each phase of the reserved matters (as approved under condition 5) shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect full engineering details shall be submitted with the Reserved Matter(s) Application(s). No construction work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. All works so approved shall be constructed before the development is considered complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety.

15. Full details of the scheme of improvements works to the existing C2007 highway network and the formation of the access there from, along with a phasing scheme for the implementation of these works, shall be submitted with the Reserved Matters Application(s). The scheme of highway improvement works shall include:
   C90m c/w widening on Ewanrigg Brow (6m width to 7.8m fronting terraced houses)
   C90m 2.4m wide shared use footway Ewanrigg Brow to corner of site
   Signage and carriageway markings

No work shall be commenced until a full specification and phasing scheme for the highway improvement works has been approved. There shall be no vehicular access to or egress from the site other than via the approved access route (Ewanrigg Brow), unless otherwise agreed by the Local Planning Authority. The works shall be carried out solely in accordance with the approved details.

Reason: To ensure adequacy of the highway network and avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the
interests of local amenity road safety and convenience to all existing highway users.

16. The layout, submitted at Reserved Matters stage, shall detail changes necessary to the existing public Footpath network within the site so pedestrian and cycleway routes are provided that are convenient to use and link to existing provision outwith the site.

Reason: In the interests of highway safety, accessibility by sustainable transport modes and to minimise potential hazards.

17. The existing Ewanrigg Lonning access to the C2007, highway shall be permanently closed off to vehicular traffic and the Ewanrigg Hall farm access by the Ewanrigg Gardens bend, as soon as the new estate road access is defined by kerbs and surfacing to base/binder course level. Prior to the occupation of the first dwelling, a suitable vehicular barrier will be provided at the point Public Footpaths 244038/224039/244040 meet, so vehicular traffic associated with the development cannot use the western portion of Ewanrigg Lonning as a shortcut to/from Ewanrigg Rd. Details of the siting and design of the vehicular barrier shall be provided and approved by the local planning authority. The works shall be carried out solely in accordance with the approved works.

Reason: To minimise danger to users, damage to infrastructure; and for avoidance of doubt.

18. No dwelling of the full detailed scheme shall be occupied until its access and parking facilities have been constructed in accordance with the approved plan. These facilities shall be retained capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access, parking and turning provision when the development is brought into use.

19. Prior to the carrying out of any alteration or demolition works the existing historic buildings affected by the proposed development shall be recorded in accordance with a Level 3 Survey as described by English Heritage’s document Understanding Historic Buildings A Guide to Good Recording Practice, 2006. Within 2 months of the commencement of construction works 3 copies of the resultant Level 3 Survey report shall be furnished to the Local Planning Authority.

Reason: To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration as part of the proposed development.

20. Before development commences on the outline scheme, a detailed method statement for the long-term management/eradication of Japanese Knotweed on the site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of Japanese
Knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds, roots or stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reason: To avoid the spread during construction works of an invasive and prohibited plant species in the interests of avoiding harm to the environment.

21. The works shall be implemented solely in accordance with the mitigation and recommendations outlined in Section 6 of the Daytime Roost Inspection Survey for Bat and Barn Owl and Activity Surveys for Bats dated August 2014, the recommendations and mitigation measures outlined in Section 5 of the Phase One Habitat and Scoping Survey for European Protected Species dated August 2014 and Section 4.2 of the Tree Survey Report dated March 2015 (unless updated as part of the reserve matter(s) application(s)).


22. A survey of the buildings on the site should be undertaken prior to the demolition of any buildings on the site to confirm that no barn owls are nesting. If nesting barn owls are found, appropriate mitigation measures should be agreed with the local planning authority prior to works commencing on site. Development shall proceed in accordance with the approved mitigation measures.


23. Each Reserved Matters application should be accompanied by a Tree Survey that assess the impact the detailed layout will have on trees including the root protection areas (including an assessment of any impact a loss of tree may have on protected species). The works shall be carried out solely in accordance with approved details.

Reason: In order to fully assess the impacts the development of the larger site will have on trees and hedgerows including protected species that may be affected by the development, in compliance with the National Planning Policy Framework and policies S35 and DM17 of the Allerdale Local Plan (Part 1), Adopted July 2014.

24. Notwithstanding the submitted information in relation to the full detailed scheme details of the siting, height and type of all means of enclosure/screen walls/fences/other means of enclosure in relation to the full application shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling(s). Any such walls/fences etc shall be constructed prior to the approved building being
brought into use/occupied. All means of enclosure so constructed shall be retained and no part thereof shall be removed without the prior consent of the Local Planning Authority.

Reason: To ensure a satisfactory standard of development which safeguards the character of the listed building, is compatible with the character of the surrounding area and safeguard the amenity of neighbouring properties.

25. Each phase of the reserved matters applications shall include a scheme of hard and soft landscaping which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to enhance the appearance of the development and minimise the impact of the development in the locality.

26. No development hereby permitted in relation to the full detailed scheme shall be commenced until a scheme of hard and soft landscaping works have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until all surfacing/landscaping works have been implemented in accordance with the approved details. Any tree or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning.

Reason: In order to enhance the appearance of the development and safeguard the setting of the listed building.

27. Prior to works commencing on the conversion of the farmhouse and erection of the new build (excluding demolition works), details and samples of materials to be used to the exterior of the development hereby approved, including those to be used for the boundary treatments and coping on the front wall, to be submitted to the Local Planning Authority for approval. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory standard of development for the external appearance of the approved scheme which is compatible with the character of the surrounding area and to protect the character of the listed building, in compliance with the National Planning Policy Framework and Policy S27 and DM14 of the Allerdale Local Plan (Part 1), Adopted July 2014.
28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no development on the full detailed scheme falling within Class(es) A, B, C, D and E of Part 1 and Class A of part 2 of Schedule 2 of the said Order shall be carried out without the prior written permission of the Local Planning Authority upon an application submitted to it.

Reason: The Local Planning Authority wishes to retain control over any proposed alterations/extensions in the interests of the appearance of the site and safeguard the setting of the listed building.

29. The details of the finish height and materials of the boundary wall to the rear of Ewanrigg Hall shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling approved as part of the full scheme. The works shall be implemented in accordance with the approved details and the wall so constructed shall thereafter be retained at all times and no part thereof shall be removed without the prior consent of the Local Planning Authority.

Reason: To ensure a satisfactory standard of development which safeguards the setting of the listed building and the amenity of neighbouring properties in compliance with policies S27 and S32 of the Allerdale Local Plan (Part 1).

461 2/2015/0219 - Ewanrigg Hall, Ewanrigg, Maryport - Listed building consent for the partial demolition and conversion of Ewanrigg Hall (Grade II Listed) to create 2no dwellings and extension to provide 4no dwellings (Use Class C3), and demolition of associated outbuildings

Application

Listed building consent for the partial demolition and conversion of Ewanrigg Hall (Grade II Listed) to create 2no dwellings and extension to provide 4no dwellings (Use Class C3), and demolition of associated outbuildings.

Ewanrigg Hall, Ewanrigg, Maryport

The Principal Planning Officer recommended approval.

The Principal Planning Officer outlined the application and detailed the main issues within the report as follows:

- Heritage:

  The Grade II Listed Building Ewanrigg Hall and associated buildings remain on the site. A number of buildings are to removed, however it is considered a number of these structures do not contribute to the setting of the listed building. Building ‘I’ is to be retained and the dressed stone and inscription lintel with the date 1753 on building ‘H’ is to be incorporated into the proposed new development.
The details and materials of the alterations/repairs to the listed building are acceptable. Although some concern has been raised with regards to the alteration to the front façade wall, and having regard to the duty under s66 of the Planning (Listed Building and Conservation Areas) Act, officers consider the harm caused by the removal of this section is outweighed by the benefits of bringing the remainder of the surviving elements of the Hall back into use and so securing a long term future for them.

The new build/extended elements are of a modern design which contrasts clearly with the detailing of the original elements of the listed building and would not detract from or cause any significant harm to the character of the listed building.

Officers conclude that the proposed development would not adversely affect any heritage assets and therefore is compliant with Policy S2, S4, S5 and S27 of the Allerdale Local Plan (Part 1).

Members noted the representations received in respect of the application, the main grounds of which were set out in the report.

Following Members’ concerns about the finish height and materials of the boundary wall to the rear of the site, while considering the previous planning application, 2/2015/0218, the Head of Development Services suggested that the following condition be added:

The details of the finish height and materials of the boundary wall to the rear of Ewanrigg Hall shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling approved as part of the full scheme. The works shall be implemented in accordance with the approved details and the wall so constructed shall thereafter be retained at all times and no part thereof shall be removed without the prior consent of the Local Planning Authority.

Reason: To ensure a satisfactory standard of development which safeguards the setting of the listed building in compliance with policies S27 of the Allerdale Local Plan (Part 1).

Councillor N Cockburn moved approval as per the officer’s recommendation and with the inclusion of the above condition. Councillor M Grainger seconded.

A vote was taken; 9 in favour of approval and 0 against.

The motion in favour of approval as per the officer’s recommendation and with the inclusion of the above condition was carried.

Decision

Approved

Conditions
1. The works hereby granted listed building consent shall be begun before the expiration of three years from the date of this consent.

   Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Site Location Plan (L0001 Rev A amendment received 13 January 2016)
   Proposed Site Plan (L0020 Rev E amendment received 4 April 2016)
   Proposed Elevations (L0021 Rev D amendment received 27 November 2015)
   Proposed Elevations (L0022 Rev F amendment received 24 February 2016)
   Proposed Floor Plan (L0023 Rev C amendment received 27 November 2015)
   Proposed Cart Shed and Elevation (L0024 amendment received 7 October 2015)
   Proposed Removals Site Plan (L0010 Rev B amendment received 7 October 2015)
   Proposed Removals Elevations (L0011 Rev A amendment received 2 June 2015)
   Proposed Removals Floor Plan (L0012 Rev A amendment received 2 June 2015)
   Proposed Window Types (C0001 Rev B amendment received 27 November 2015)
   Proposed Door Types (C0002 Rev B amendment received 24 February 2016)

   Reason: In order to ensure that the development is carried out in complete accordance with the approved plans.

3. Prior to works commencing on the conversion of the farmhouse and erection of the new build (excluding demolition works), details and samples of materials to be used to the exterior of the development hereby approved, including those to be used for the boundary treatments and coping on the front wall, to be submitted to the Local Planning Authority for approval. The development shall be constructed in accordance with the approved details.

   Reason: To ensure a satisfactory standard of development for the external appearance of the approved scheme which is compatible with the character of the surrounding area and to protect the character of the listed building, in compliance with the National Planning Policy Framework and Policy S27 and DM14 of the Allerdale Local Plan (Part 1), Adopted July 2014.

4. No development hereby permitted shall be commenced until a scheme of hard and soft landscaping works have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until all surfacing/landscaping works have been implemented in accordance with
the approved details. Any tree or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning.

Reason: In order to enhance the appearance of the development and safeguard the setting of the listed building.

5. Any new windows and doors shall be recessed a minimum of 100mm.

Reason: To ensure a satisfactory standard of development compatible with this historic setting, in compliance with the National Planning Policy Framework and Policy S27 of the Allerdale Local Plan (Part 1), Adopted July 2014.

6. Before work is commenced a scheme containing a methodology statement and timetable for the removal, storage and relocation of the 1753 inscription and dressed stone of ‘building H’ shall be submitted to and approved by the local planning authority. The works shall be carried out strictly in accordance with the approved details.

Reason: To order to safeguard the historic interest of the site.

7. Before construction work is commenced the exact new location of the 1753 inscription and dressed stone of ‘building H’ shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timetable under condition 6.

Reason: To order to safeguard the historic interest of the site.

8. The details of the finish height and materials of the boundary wall to the rear of Ewanrigg Hall shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling approved as part of the full scheme. The works shall be implemented in accordance with the approved details and the wall so constructed shall thereafter be retained at all times and no part thereof shall be removed without the prior consent of the Local Planning Authority.

Reason: To ensure a satisfactory standard of development which safeguards the setting of the listed building in compliance with policies S27 of the Allerdale Local Plan (Part 1).
Variation of condition 2 for amended access plans to planning approval 2/2014/0796

Land at Tallentire Hall, Tallentire, Cockermouth

The Planning Officer recommended approval.

The Planning Officer outlined the application and detailed the main issues within the report as follows:

- **Appeal decision:**
  
  An appeal was allowed for a detached dwelling, with garage, landscaping and access on land at the rear of Tallentire Hall under appeal reference APP/G0908/W/15/3035833 following the refusal at Development Panel of application 2/2014/0796.

  The Development Panel decision was contrary to Officer recommendation. This proposal seeks to revise the design of the dwelling by the re-siting of the attached garage and providing a vehicular and pedestrian access from the archway and adjacent courtyard associated with Tallentire Hall (modifying condition 2).

- **Outside settlement of Tallentire:**

  Although outside the settlement boundary for Tallentire. The dwelling is discretely sited and retains an access through the archway into the adjacent courtyard and therefore retains a relationship with the courtyard conversions’ and the Tallentire Hall estate in line with an independent assessment of Places Matter which promotes good design in the northwest. The Inspector’s decision supported a dwelling at this location.

- **Setting of listed building:**

  Officers consider the setting of the Grade II listed building of Tallentire Hall is retained; due to the sympathetic design and materials of this development as amended; that takes account of the site’s constraints, provides a satisfactory outlook from the site and is sympathetic to the trees within the locality.

  The development retains a linkage through the nearby archway towards Tallentire Hall and the various converted courtyard buildings that now comprise of dwellings and this supports a relationship with the listed Tallentire Hall, nearby dwellings and the further connectivity to the settlement of Tallentire.

- **Access arrangements:**

  This scheme seeks to re-site the attached garage to enable vehicular access from the archway and existing courtyard. There are no objections from Cumbria Highways because the access is a private access. There
are objections from nearby residents who set out concerns relating to residential amenity and noise of vehicles passing through the arch way; given there is a bedroom above.

- Trees and ecology:
  
  A Pre Development Arboriculture report was submitted under planning application 2/2014/0796 and the condition established in the Inspector decision letter remains relevant.

- Drainage:
  
  The conditions relating to foul and surface water drainage remains as per the Inspector’s decision letter.

- Contamination:
  
  The condition relating to possible contamination remains as per the Inspector’s decision letter.

Members noted the representations received in respect of the application, the main grounds of which were set out in the report.

Councillor N Cockburn moved refusal on the grounds that the Local Planning Authority considered that the noise and vibration from the use of the access, when an alternative access was available would result in a loss of amenity for the residents of the Hayloft and the Courtyard contrary to Policies S4 and S32 of the Allerdale Local Plan (Part 1). Councillor B Pegram seconded.

A vote was taken; 7 in favour of refusal and 2 against.

The motion in favour of refusal was carried.

**Decision**

Refused

**Reasons for Refusal**

The Local Planning Authority considers that the noise and vibration from the use of the access, when an alternative access is available would result in a loss of amenity for the residents of the Hayloft and the Courtyard contrary to Policies S4 and S32 of the Allerdale Local Plan (Part 1).
development comprising residential, commercial, small scale retail, community and leisure uses

Application

Removal of conditions 3, 9, 10, 11, 14 and 16 and variation of condition 1, 4, 5, 6, 7, 8, 12, 13, 15, 17, 21, 23, 29, 30, 31, 32, 34 and 39 of planning approval 2/2014/0429 for an outline application for a mixed use development comprising residential, commercial, small scale retail, community and leisure uses.

Former Corus Steel Works, Lakes Road, Workington

The Planning Officer recommended approval.

The Planning Officer outlined the application and detailed the main issues within the report as follows:

- **Principle of development:**

  The land use merits of the proposal remain as assessed under the approved scheme 2/2008/0879 (as varied under 2/2014/0429) and the approved EIA 2008 remains relevant although an addendum to the EIA has been submitted to clarify the current position.

  The application seeks to vary or remove certain planning conditions associated with the original 2008 application (as varied in 2/2014/0429). Certain original conditions and section 106 financial commitments are now not considered to be compliant with current planning policy or relevant to the economic climate and local infrastructure needs. Matters of viability are also considered.

- **Constraints:**

  This former steel works site is a contaminated brownfield site with significant remediation works required. The site is part cleared and vacant. The site is within an urban environment adjacent to employment areas and the West Coast railway line. A new vehicular access route is required to be implemented in phase 1 of the development. Further highway works will be required within the local vicinity to be triggered as the development progresses.

  Coastal defence works will need to be undertaken as required and a coastal defence strategy has been provided. Mitigation to secure habitats for blue butterfly and lizard populations are required.

- **Viability:**

  Due to the on-site constraints, the yield from the development is limited, particularly at the initial phase 1 of the development which provides the
access road, requires large areas of contamination remediation to enable residential development and habitat works required to secure blue butterfly and lizard populations. Significant upfront investment is necessary to enable the development. A viability assessment has been independently verified and considers the investment required for remediation of contaminated land, vehicular access provision and wider road improvements, bus service and travel plan commitments, noise mitigation, coastal protection measures and ecology mitigation/enhancement.

Due to the issues of viability, the original approved 2008 planning decision (as varied in 2014) is to be varied in terms of certain planning conditions and the associated section 106 legal agreement financial obligations. The current proposal notably seeks to provide a phased approach to the development and reflects current expectations for infrastructure, the economic climate and up-to-date planning policy expectations. Affordable housing provision would be considered at each phase and considered against viability.

- **Removal of conditions:**

  The proposed conditions to be removed as outlined in brief below:

  Condition 3 - Relates to the submission of reserved matters and that a phase 1 reserved matters has already been submitted under 2/2014/0530. Officers consider this condition is complied with.
  Condition 9 - Building for Life (CABE) requirements not necessary as Allerdale Local Plan policies enable assessment of scheme.
  Condition 10 - Relates to predicted Co2 emission reduction by 10% however Building Regulations will secure energy requirement for new homes to comply with part L Building Regulations.
  Condition 11 - Regards on site renewable energy initiatives however Building Regulations will secure energy requirement for new homes.
  Condition 14 - Regards phasing however phasing already secured in condition 1.
  Condition 16 - Off site public realm work costing £50,000 is not CIL/ para 204 NPPF compliant regarding the legal tests for planning obligations. The condition is not necessary to make the development acceptable in planning terms; not directly related to the development; and fairly and reasonably related in scale and kind to the development.

- **Variation of conditions:**

  The applicant seeks to vary the following conditions as outlined below:

  Condition 1 - Inserts phasing relating to reserved matters of the layout, scale, appearance, access and landscaping.
  Condition 4 - This condition will not be removed. The applicant has agreed to retain but vary the condition and clarifies the timescale for the commencement of works. The condition provides confirmation that the development hereby permitted shall be begun either before the expiration of 5 years from the date of the 2/2008/0879 permission, or before the expiration of 2 years from the
approval of the last of the reserved matters (of phase 1) to be approved whichever is the later.

Condition 5 - Prior to the approval of any reserved matters a phasing plan is required.

Condition 6 - Removal of sub point 4 as affordable housing as covered in condition 13 and the section 106 agreement and will relate to viability in each phase.

Condition 7 - Considers development in each phase being in accordance with an approved design brief and code.

Condition 8 - Considers reserved matters for each phase and a written design statement.

Condition 12 - Considers phasing and coastal protection works

Condition 13 - Regards 10% affordable housing in accordance with a submitted viability assessment for each phase.

Condition 15 - Considers phasing and community facilities and removes the requirement for a financial contribution for community facilities from section 106. The contribution for community facilities was not included within the original section 106 agreement however a contribution for sports provision of £250,000 is to be removed from the section 106 due to matters of viability.

Condition 17 - Relates to cycle and pedestrian links within and beyond the boundaries of each phase.

Condition 21 - Considers phasing and provision of a public art strategy.

Condition 23 - Regards temporary landscaping and temporary storage areas on phases of the site awaiting development.

Condition 29 - Alters highway scheme to regard phasing, current highway infrastructure requirements and provides trigger points for highway works.

Condition 30 - Regards Travel Plan submission for each phase.

Condition 31 - Reviewing the effectiveness of the Travel Plan for each phase.

Condition 32 - Relates to highway design and construction for each phase.

Condition 34 - Requires contamination remediation for each phase.

Condition 39 - Drawing numbers revised.

- Unchanged conditions:

  Officers confirm the following conditions remain unchanged:

  Condition 2 - Relates to reserved matters layout, scale, appearance, access and landscaping.

  Condition 16 - Regards an air quality impact assessment.

  Condition 18 - Relates to air quality assessment.

  Condition 19 - Details required in the submission of each phase of the development (layout plans, sections, foul and surface water disposal, means of surfacing, means of enclosure)

  Condition 20 - Before commencement of each phase the submission and approval by the LPA of a landscaping plan including where appropriate the seafront feature.

  Condition 22 - The permission relates to a maximum of 651 dwellings.

  Condition 24 - Relates to any Class C2 being of a scale and type that meets the needs of Workington and the locality.

  Condition 25 - Relates to programme of archaeological works.

  Condition 26 - Where appropriate an archaeological post excavation assessment with reports and publication.
Condition 28 - Requires step free access at footbridge. The Transport Statement sets out that there will be a step free access to pedestrian bridge. This will provide step free access to assist pedestrians, cyclists and wheelchair user, parents with prams.

Condition 33 - Regards site investigation for each phase for contamination.

Condition 35 - Regards remediation works and validation report.

Condition 36 - Relates to maximum area class A1 floor space.

Condition 37 - Restricts A1 floor space.

Condition 38 - Prevents combining A1 retail units.

- Discharged conditions:

Condition 27 - Relates to a written ecological mitigation and management strategy and has been discharged under CON1/2014/0429.

- Additional conditions:

Condition 40 - Provision of a bus service, rather than secured by section 106 contributions. Further details will be provided at the Development Panel meeting.

Condition 41 - Mitigation details for protection of toads and lizards.

Members noted the representations received in respect of the application, the main grounds of which were set out in the report.

The Principal Planning Officer drew the Panel’s attention to the list of consultations received since the preparation of the agenda, which set out that an amended plan PLo2 Rev F was received on 21 April 2016 showing housing schedule.

Councillor C Armstrong moved approval as per the officer’s recommendation. Councillor J Lister seconded.

A vote was taken; 9 in favour of approval and 0 against.

The motion in favour of approval as per the officer’s recommendation was carried.

Decision

Approved

Conditions

1. Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (herein called ‘the reserved matters’) shall be obtained from the Local Planning Authority for each phase in accordance with condition 4 in writing before any development on the corresponding phase is commenced.
Reason: To enable the Local Planning Authority to assess all the details of the development.

2. Plans and particulars of the reserved matters referred to in condition 1 above relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority (within a phased scheme) shall be carried out as approved.

Reason: To enable the Local Planning Authority to assess all the details of the development.

3. Condition 3 discharged under 2/2014/0530 submission of reserved matters.

4. The development hereby permitted shall be begun either before the expiration of five years from the date of the 2/2008/0879 permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, relating to phase 1 whichever is the later.

Reason: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

5. Prior to the approval of any reserved matters application, a plan shall be submitted to and agreed in writing with the Local planning authority to divide the application site into phases on which the submission of detailed applications will be based. Development shall not commence within any phase so defined until all reserved matters details for that phase have been agreed.

Reason: In order to achieve a satisfactory form of development in accordance with an agreed brief.

6. Unless otherwise agreed in writing by the Local Planning Authority, no reserved matters application shall be approved for the development on any phase until a master plan has been approved, providing the following details:
   • A detailed design brief and associated design codes on building form, scale and design including heights, bulk, massing, materials and colour palettes, boundary treatments and important open spaces;
   • A breakdown of residential densities across the whole site
   • A detailed parcelisation and phasing proposal for the provision of all the elements; and
   • The location and scale of play and open space facilities.

Reason: In order to achieve a satisfactory form of development in accordance with the Development Brief.

7. No development shall take place in a phase other than in accordance with the approved detail and design brief and code unless otherwise agreed in writing by the Local Planning Authority.
8. Each reserved matters application for each phase shall be accompanied by a written design statement which, unless otherwise agreed in writing, shall demonstrate how the application accords with the approved strategies in the design brief required by condition 6.

Reason: To ensure that the development achieves the objectives set out in the Development Brief and strategy.

9. Removed

10. Removed

11. Removed

12. Before any development hereby approved is commenced for each phase of the scheme a programme for coastal protection shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy and schedule of works shall be implemented in accordance with an agreed phasing programme which shall be agreed in writing with the Local Planning Authority and all works carried out in accordance with the agreed programme.

Reason: Flood defences and coastal protection works safeguard land and property from the damage from the sea and without necessary works in place the development of this site will not be permitted in compliance with the National Planning Policy Framework 2012 and Policy S29, S36 and S37 of the Allerdale Local Plan (Part 1) adopted July 2014.

13. The provision of up to 10% affordable housing types shall be provided on each phase of the development in accordance with the submitted viability assessment for that phase. The location and mix should contribute positively to the promotion of a sustainable and inclusive community.

Reason: To ensure the proposed development delivers a mix of houses and creates a sustainable and inclusive community, in compliance with the National Planning Policy Framework 2012 and Policy S8 of the Allerdale Local plan (Part 1) adopted July 2014.

14. Removed

15. The scale and content, as well as the timing of the delivery, of the proposed community facilities within the site, and the ongoing maintenance and management of the community facilities, shall be agreed in writing with the Local Planning Authority prior to the commencement of the development of that phase.
Reason: To ensure the community facilities will satisfy the needs of future residents in the area and there is a plan and funding in place for the long term management and maintenance of this facility.

16. Removed

17. Before the development is commenced all cycle and pedestrian links within and beyond the boundaries of each phase shall be agreed in writing with the Local Planning Authority. These details shall be constructed in accordance with the approved details prior to the completion of each phase and maintained at all times thereafter.


18. No development shall commence until an air quality assessment has been submitted to and approved in writing by the Local Planning Authority which shall take account of the effect of additional car journeys from the proposed development upon the surrounding area.

Reason: In order to ensure that contamination within the site does not result in the pollution of the water, environment or a threat to human health in compliance with the National Planning Policy Framework 2012 and Policy S30 of the Allerdale Local Plan (Part 1) 2014.

19. The details to be submitted for each phase of the development of the site shall include;
   • A layout plan showing the siting of all the buildings to be erected in that phase, the means of access thereto and how the development of that phase relates to the master plan of the site;
   • Detailed plans, sections and elevations of all the buildings proposed in that phase together with the materials to be used in their external elevations;
   • Detailed plans showing the cross sections of each phase showing the relative levels of the proposed development to existing site levels and the adjoining development;
   • Means of foul and surface water disposal for each phase;
   • Details of the proposed means of surfacing of the access roads, private drives, pathways and cycle ways of each phase;
   • Details of the means of enclosure of the public and private areas in each phase.

Reason: To ensure that the details of each phase are satisfactory and relate to the masterplan for the whole site.

20. Before the commencement of any phase of the development a landscape plan of that phase including where appropriate the seafront/promenade feature showing the position/type and planting size of all the trees and shrubs shall be submitted to and approved by the Local Planning Authority.
Reason: To ensure the details of the development are satisfactory in compliance with the National Planning Policy Framework 2012 and Policy DM14 of the Allerdale Local Plan (Part 1) July 2014.

21. A public art strategy for the site, including the retention and display of any archaeological artefacts, shall be agreed in writing by the Local Planning Authority prior to the commencement of each phase of development and shall be implemented as part of the agreed landscape scheme for the site.

Reason: To ensure the details of the development are satisfactory.

22. This permission relates to a maximum of 651 dwellings on the site and these numbers should be reflected in the phasing plan to be agreed. Any changes to the housing numbers or mix of the development will require a new planning consent and a renegotiated Section 106 Agreement.

Reason: A change in housing numbers or development mix will require a revised section 106 and could distort the housing supply in the Borough.

23. Before development commences on any part of the site, a plan for the temporary landscaping and temporary areas for storage on phases on the site awaiting development shall be submitted to and approved by the Local Planning Authority. Temporary landscaping and storage on all parts of the site not included in Phase 1 and not identified as protected habitat shall be carried out during the first planting and seeding season following the completion of Phase 1 of the remediation strategy and shall be maintained on each phase of the site until such time as its development commences.

Reason: In order to ensure a satisfactory appearance bearing in mind the long build out period of this development in compliance with the National Planning Policy Framework 2012 and Policy DM14 of the Allerdale Local plan (Part1) adopted July 2014.

24. Any reserved matters application in respect of provision within Use Class C2 within the site shall demonstrate that the proposal in terms of its scale and type is designed to meet the needs of Workington and its locality.

Reason: In order to ensure that the proposal meets the accommodation needs of the area and does not result in an imbalance in the population mix, or place an unacceptable burden on the local resources of the health service on social services.

25. No construction shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This written scheme will include the following components:

   i) An archaeological desk-based assessment and evaluation to be undertaken in accordance with the agreed written scheme of investigation;
ii) An archaeological recording programme the scope of which will be dependent upon the results of the evaluation and will be in accordance with the agreed written scheme of investigation.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the examination and recording of such remains in compliance with the National Planning Policy Framework 2012 and Policy S27 of the Allerdale Local Plan (Part 1) July 2014.

26. Where appropriate, an archaeological post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store, completion of an archive report, and publication of the results in a suitable journal as approved beforehand by the Local Planning Authority (LPA) shall be carried out within two years of the date of commencement of the hereby permitted development or otherwise agreed in writing by the LPA.

Reason: To ensure that a permanent and accessible record by the public is made of the archaeological remains that has been disturbed by the development in compliance with the National Planning Policy Framework 2012 and Policy S27 of the Allerdale Local Plan (Part 1) July 2014.

27. In accordance with the approved Small Blue Protection and Habitat Management plan received 3 February 2016 (CON1/ 2014/0429) the approved works shall be implemented in full in accordance with the agreed phasing plan P6 received 17 February 2016.

Reason: To ensure the survival of the Small Blue and Dingy Skipper butterfly populations with a distribution and population size post-development that is broadly the same or greater than that at pre-development in compliance with the National Planning Policy Framework 2012 and Policy S35 of the Allerdale Local Plan (Part 1) July 2014.

28. Step free access that is suitable for use by the mobility impaired and available for use by the public at all times shall be provided to the pedestrian footbridge in accordance with detailed plans to be submitted to and approved in writing by the Local Planning Authority, prior to first occupation, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the footbridge is accessible to all pedestrians.

29. The development, or part thereof, shall not be commenced until details following the principles for a temporary priority access junction on to Lake Road, a junction (shown on drawing number ITM7262-GA-013 Rev D), a junction onto Adams Road, a new signal controlled junction located at the Bessemer Way/Lakes Road junction and improvements to the existing Morrison's mini roundabout on Derwent Drive (shown on drawing number ITM7262-GA-003) and details of improvements to the Shore Lane underpass approach have been submitted to the Local Planning Authority and approved in writing.
Following which the development, or part thereof shall not be occupied until the following works are implemented:

- The approved temporary access onto Lakes Road has been completed in accordance with approved details.
- Improvements to Shore Lane underpass footpath approach;
- A junction provided to Adams Road.

Following which, no more than 40 units shall be occupied until:

- A junction (shown on drawing number ITM7262-GA-013 Rev D has been completed);

Following which, no more than 300 units shall be occupied until:

- A new signal controlled junction located at the Bessemer Way/Lakes Road junction and improvements to the existing Morrison's mini roundabout on Derwent Drive (shown on drawing number ITM7262-GA-003) have been completed.

Such details to form part of an agreement with the Highways Authority under Section 278 of the Highway Act 1980, unless otherwise agreed in writing with the Local Planning Authority. The development, or any part thereof, shall not be occupied until the approved highway works have been completed in accordance with such details that form part of an agreement with the Highways Authority under section 278 of the Highways Act 1980, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the highway network can accommodate the traffic associated with the development.

30. Within 6 months of the development being occupied (or any part thereof), the developer shall prepare and submit to the Local Planning Authority for their approval a Travel Plan for that phase which shall identify the measures that will be undertaken by the developer to encourage the achievement of a modal shift away from the use of private cars to visit the development to sustainable transport modes for that phase. The measures identified in the Travel Plan shall be implemented by the developer in accordance with the approved Travel Plan.

Reason: To aid in the delivery of sustainable transport objectives.

31. Up until 1 year following the completion of each phase an annual report reviewing the effectiveness of the Travel Plan for that phase and including any necessary amendments or measures shall be prepared by the developer/ occupier and submitted to the Local Planning Authority for approval.

32. The carriageways, footways, footpaths, cycleways etc shall be designed and constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/ cross sections, shall be submitted for each phase to the Local Planning Authority for approval before work commences on that phase. No work shall be commenced on that phase until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria design Guide. All works so approved shall be constructed before the development of that phase is complete and before the development of any new phase commences.

Reason: To ensure a minimum standard of construction in the interests of highway safety.

33. No development approved by this permission shall be commenced until all appropriate detailed site investigations for each phase or zone within the site boundary have been carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health.

Reason: In order to ensure that contamination within the site does not result in the pollution of the water, environment or a threat to human health in compliance with the National Planning Policy Framework 2012 and Policy S30 of the Allerdale Local Plan (Part 1) 2014.

34. If it is concluded in the remediation statement that remedial works are necessary, then the remediation statement shall be submitted to and approved by the planning authority prior to the commencement of any remediation. The statement shall demonstrate how the works will render each phase, suitable for use and shall describe the works in relation to the development herby permitted for each phase or zone within the site boundary. It shall include full details of any works to be undertaken, proposed site clean-up criteria, site management procedures, contingencies and how the works will be validated. The remediation scheme must include details of all works to be undertaken, proposed mediation objectives and remediation criteria for each phase.

Reason: In order to ensure that contamination within the site does not result in the pollution of the water, environment or a threat to human health in compliance with the National Planning Policy Framework 2012 and Policy S30 of the Allerdale Local Plan (Part 1) 2014.

35. Prior to the occupation of any development in each phase or zone within the site boundary, the completion of the remediation works detailed in the approved remediation statement and validation report shall be submitted to and approved in writing by the Local Planning Authority. This report shall:
   (i) Describe the remediation works carried out and any significant variations from the works set down in the approved remediation statement;
   (ii) Include and discuss substantiating data (analytical or otherwise); and
(iii) Confirm that the remediation objectives set down in the remediation statement have been achieved.
All works shall be undertaken in accordance with current UK guidance, particularly CLR11.

Reason: In order to ensure that contamination within the site does not result in the pollution of the water, environment or a threat to human health in compliance with the National Planning Policy Framework 2012 and Policy S30 of the Allerdale Local Plan (Part 1) 2014.

36. Not more than 1,165 square metres gross floorspace within the site shall be used for purposes falling within Use Class A1 of the Town and Country Planning Use Classes Order 1987 (as amended). Of this 1,165 square metres gross, not more than 500 square metres gross floorspace shall be used for the sale of food, drink and tobacco within Use Class A1 of the Town and Country Planning Use Classes Order 1987 (as amended).

Reason: To control the extent and nature of retailing at the site to protect Workington Town Centre in compliance with the National Planning Policy Framework 2012 and Policies S16 and DM8 of the Allerdale Local Plan (Part 1) 2014.

37. No retail unit falling within Use Class A1 of the Town and Country Planning Use Classes Order 1987 (as amended) and used for the sale of goods other than food, drink and tobacco shall exceed 200 square metres gross floor space.

Reason: To control the extent and nature of retailing at the site to protect Workington Town Centre in compliance with the National Planning Policy Framework 2012 and Policies S16 and DM8 of the Allerdale Local Plan (Part 1) 2014.

38. No retail units falling within Use Class A1 of the Town and Country Planning Use Classes Order 1987 (as amended) shall be combined without the prior express consent of the Local Planning Authority.

Reason: To control the extent and nature of retailing at the site to protect Workington Town Centre in compliance with the National Planning Policy Framework 2012 and Policies S16 and DM8 of the Allerdale Local Plan (Part 1) 2014.

39. The development hereby permitted shall be carried out in accordance with the following plans:
P1 Corus Master Plan Block Layout
P2 Corus Master Plan Hierarchy of Street and Movement
P3 Corus Master Plan Urban Form and Principles
P4 Corus Master Plan Height and massing
P5 Corus Master Plan Green Infrastructure, Ecology
P6 Corus Master Plan Master Plan Delivery Phasing and Remediation received 25 February 2016
40. Prior to construction works, details of the proposed bus service provision from the development to Workington Town Centre shall be provided to the Local Planning Authority for approval and implemented in accordance with the approved details thereafter.

Reason: To aid the delivery of sustainable transport objectives.

41. Prior to the commencement of the development, a plan is required for the protection and/or mitigation of damage to populations of toads and lizards and their associated habitat during construction works and once the development is complete. Any change to operational, including management responsibilities, shall be submitted to and approved in writing by the Local Planning Authority. The species protection plan shall be carried out in accordance with a timetable for implementation as approved.


The meeting closed at 3.10 pm