

At a meeting of the Development Panel held in Council Chamber - Allerdale House, Workington on Tuesday 14 January 2020 at 1.00 pm

Members

Councillor Nicky Cockburn (Chair)
Councillor Carole Armstrong
Councillor Janet Farebrother
Councillor Peter Kendall
Councillor Ron Munby MBE
Councillor Alan Tyson

Councillor Malcolm Grainger (Vice-Chair)
Councillor Allan Daniels
Councillor Daniel Horsley
Councillor Elaine Lynch
Councillor Andrew Semple
Councillor Will Wilkinson

Apologies for absence were received from Councillor Joan Ellis and Councillor Adrian Kirkbride

Staff Present

J Irving, L Jardine, K Kerrigan, S Sewell and S Sharp

Also Present

Councillor A Smith

295. Minutes

The minutes of the meeting held 17 December 2019 were signed as a correct record.

296. Declaration of Interests

None Declared

297. Questions

None Received

298. Development Panel - VAR/2019/0025 - Land off Strawberry How Road, Cocker mouth - Non-compliance with Condition 1 on 2/2018/0155 for amended house types, materials, foul drainage, boundary treatments, CMP laydown/compound areas and relocation of two affordable housing units

Representations

Martin West spoke against the application

Councillor Alan Smith on behalf of All Saints (Cocker mouth) ward spoke against the application

The agent, David Hayward, spoke in support of the application

Application

The report recommended granting permission, subject to conditions.

The Planning and Building Control Manager introduced the item and then went through the main issues as detailed in the report.

Principle of Development

The principle of the development has already been determined to be acceptable at the outline stage (2/2016/0670).

Affordable Housing

Proposals to change the tenure of 12 one bedroom flats have been withdrawn from the application.

The Planning and Building Control Manager advised that the proposal included revised house types, boundary treatment changes, foul drainage changes, changes to materials and relocation of two affordable units within the site.

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

Questions were asked of the speakers and officers and debate followed relating to the new house types, construction management, flooding, housing strategy, the site boundary, ecology and the footpath. The Planning and Building Control Manager reminded members that matters in relation to the cycleway to the south of the site and the boundary with this route are not material to the determination of this application. They are not relevant issues.

Councillor Carole Armstrong left the meeting

Members then shared concerns with the location of the construction compound, which is proposed to be moved further into the site.

In relation to the public right of way members were advised that this was the subject of a separate process and due to be considered at a public inquiry in the summer. The layout under consideration did not change the route or character of the proposed alternative to the public right of way.

Further debate ensued in relation to flooding and the condition of the current site; members were reminded by the Planning and Building Control Manager that officers regularly visit the site and that this was not a material consideration for this reserved matters application.

Debate then moved towards massing and the height of the proposed housing type changes, with officers clarifying the contrasts between what was approved and what is proposed, specifically adjacent to the northern boundary. Following questioning, the Planning and Building Control Manager clarified that there was an additional two-and-a-half storey dwelling proposed in addition to the changes of one-and-a-half storey dwellings to two storey types.

Councillor Kendall moved the motion to defer the decision pending a site visit to get a better understanding of the changes to the house types.

The motion was seconded by Councillor Semple.

A vote was taken on the motion of deferment, 8 voted in favour, 3 voted against and 0 abstentions.

Resolution

Planning permission deferred pending a site visit.

The meeting closed at 3.10 pm