

At a meeting of the Development Panel held in Council Chamber, Allerdale House on Tuesday 10 May 2022 at 10.00 am

Members

Councillor Tony Annison (Chair)
Councillor Carole Armstrong
Councillor Daniel Horsley
Councillor Antony McGuckin
Councillor Alan Tyson

Councillor Janet Farebrother (Vice-Chair)
Councillor Nicky Cockburn
Councillor Elaine Lynch
Councillor Andrew Semple

Apologies for absence were received from Councillor Allan Daniels and Councillor Ron Munby MBE

Staff Present

G Law, S Long, K Magnay and J Morgan and Rebecca Wilson

478. Minutes

The minutes of the meeting on 12 April 2022 were signed as a correct record.

479. Declaration of Interests

Councillor N Cockburn declared that a family member has a plot on the storey site at Derwent Forest, however this will not affect her ability in the decision making.

480. Questions

None received.

481. FUL/2021/0067 - Princess Hall, Princess Street, Workington, CA14 2QG - Demolition of existing two storey building and the construction of a two storey mixed use building accommodating 2 nos. retail units at ground floor with 7 no. apartments at first floor, alongside 3 no. town houses.

Representations

Terry Johnston spoke in objection to the application.

Letters of objection were read out on behalf of Brenda Willis, Robert Goldwater and Harry Branney

Ward Councillor, Councillor Will Wilkinson spoke in objection to the application.

The Agent, David Hayward and Adam Smith, Highways spoke in support of the application.

Application

The Senior Planning Officer, Rebecca Wilson recommended to approve the application subject to conditions and the signing of a section 106 to secure a sum of £6,000 to cover a traffic regulation order to undertake highway road marking and parking alterations.

The Senior Planning Officer highlighted to members the late list and the proposed opening hours, this will be considered more in-depth and secured in condition 24.

The Senior Planning Officer highlighted the typo in condition 4 and advised members the word parked will be removed from condition 5.

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

- Principle of Development (Residential)

The principle of residential development is acceptable. The site is located within the settlement of Workington and is previously developed land. The proposal complies with Policies S3 and S5.

- Principle of Development (Retail)

The sequential assessment shows that there are no sequentially preferable sites that are available, suitable and viable. The proposal therefore accords with Policies S16 and DM8 and the retail development is acceptable in principle.

- Layout of Development

The layout of the development is in keeping with the character of the area and accords with Policy S4. The scheme has been revised so there is now only 1 access off Frazer Street and 3 town houses are proposed to provide a compliant level of residential car parking.

- Highway Safety

The proposal will not be harmful to highway safety.

Following member discussions, Councillor A McGuckin proposed to refuse the application.

The local planning authority consider insufficient evidence has been submitted to demonstrate the proposed development, by virtue of its traffic generation and vehicular accesses onto Frazer and Princess Street would not result in harm to local highway safety contrary to policies S2 and S22 of the Allerdale local plan (Part 1) and para 111 of the National Planning policy framework.

Councillor C Armstrong seconded the motion.

The Senior Planning Officer, Steve Long addressed members and advised that due to concerns regarding traffic it would be beneficial to ask Highways to attend the meeting and do an out of hours site visit.

Councillor A McGuckin retracted his original motion and proposed to defer the application to seek further advice from county highways and do an out of hours site visit.

Councillor C Armstrong agreed to the withdrawal of the original motion and seconded the motion to defer the application.

A vote was taken: 6 voted in favour of deferment, 2 against and 1 abstention.

Decision

Deferred

Lunch Break 12:10 - 13:00

Councillor Alan Tyson Joined the meeting

- 482. FUL/2022/0055 - Caldew Hall, Solway Street, Silloth, CA7 4EG - To replace wooden single glazed windows with UPVC double glazed windows, to wet stone dash front elevation, Solway Street to preserve brickwork and to replace wooden doors with UPVC (resubmission of FUL/2021/0225)**

Representations

A letter of support was read out on behalf of the application, Tracy Graham.

Application

The Senior Planning Officer, Steve Long recommended to approve the application.

The Senior Planning Officer highlighted to members the plan on page 47 is incorrect.

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

- Principle of Development (Residential)

The principle of the proposed development is considered acceptable supporting the continued use of the property as a community hall.

- Heritage

The revised scheme as submitted is considered acceptable and will not result in detriment to the heritage asset (Silloth Conservation Area)

Following member discussions, Councillor D Horsley proposed to approve the application as per officers recommendations subject to delegate powers for officers to agree with the applicant an alternative suitable darker coloured window.

Councillor E Lynch seconded the motion.

A vote was taken: 9 voted in favour of approval, 0 against and 1 abstention.

Decision

Approved

Conditions

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

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

In Accordance:

- 2. The development hereby permitted shall be carried out solely in accordance with the following plans:**

**Location Plan
Covering Letter – Additional Information
Appendix D – Doors
Appendix C – Windows (as amended)
Home Frame Door & Window Brochure
Home Frame Window Specification Details**

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.

Pre Development Conditions:

- 3. Prior to the commencement of the development hereby approved, details specifying the design of the replacement doors, shall be submitted to and approved by the Local Planning Authority.**

Reason: In order to ensure a satisfactory standard of development which will conserve the heritage asset within which the building is situated, in accordance with Policy S27 of the Allerdale Local Plan (part 1) Adopted July 2014.

Other:

4. There shall be no exterior cladding applied to the Caldew Street elevation of the building or to the window surrounds, cills and pillars of the Solway Street elevation.

Reason: In order to preserve the positive qualities of the the building which contribute to the heritage asset within which it is situated (Silloth Conservation Area), in accordance with Policy S27 of the Allerdale Local Plan (part 1), Adopted July 2014

483. VAR/2021/0001 - Plot 1, Land Adjacent to Northscape, Eaglesfield - Variation of condition 2 for a new design and condition 3 relating to surface water discharge into the sewer on application 2/2018/0164

Representations

A letter of objection was read out on behalf of David and Jackie Keevil.

The Agent, Paul Boustead spoke in support of the application.

Application

The Senior Planning Officer, Steve Long recommended to approve the application.

The Senior Planning Officer highlighted to members Councillor Marion Fitzgerald's and additional letter of objection outlined on the late list details.

The Senior Planning Officer outlined the application and highlighted the retrospective nature of the development was not a material consideration, but detailed the main issues within the report as follows:

- Principle of Development

Principle of residential development has been accepted. The application varies the approved permission.

- Design/Scale

Scale, design and massing considered acceptable in relation to its setting.

- Drainage

Foul to main sewer and surface water to rainwater harvesting system is acceptable, in compliance with policy S29 of ALP1. (The issue of the land ownership certificate by virtue of the connection to the neighbours system needed to be verified). The existing drainage works however to not appear to reflect those installed on the site.

- Residential Amenity

No significant harm to nearby properties.

- Access and Parking

Access and parking are considered to be satisfactory.

Following member discussions, Councillor N Cockburn proposed to approve the application and add a condition to submit and approve details of the surface water drainage water system prior to occupation.

- Councillor A McGuckin seconded the motion.

A vote was taken: 9 voted in favour of approval, 1 against and 0 abstention.

The chair expressed his strong dissatisfaction on the retrospective circumstances of the development.

Decision

Approved

Conditions

- 1. The development hereby permitted shall be carried out solely in accordance with the following plans:**
 - 223-04020 Rev 01 Proposed Ground Floor Plan**
 - 223-04021 Rev 01 Proposed First Floor Plan**
 - Dwg No 18.18 - Location Plan – Amended plan received 7 April 2021**
 - GRAF Rainwater Harvesting Solutions – The Platin Flat Tank System– Amended plan received 20 April 2021**
 - Email from Richard Lindsay dated 20 April 2021 – Amended plan received 20 April 2021**
 - DWG No 21.24.ELE - Elevations – Amended Plan received 30 July 2021**
 - EAG-001-005 – Site Levels – Amended Plan received 30 July 2021**
 - Dwg No 21.24.Site – Site Plan – Amended plan received 30 July 2021**
 - Dwg No. 18.18.RW – Section through Retaining Wall – approved under CON1/2020/0027**
 - 21-406r001 - Drainage Report – Amended plan received 7 September 2020**

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.

Post-commencement/Pre use commencing conditions:

- 2. The development shall not be brought into use until visibility splays providing clear visibility to the extremity of the frontage x 2.4 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Any existing planting within the visibility splay shall be reduced to a height not exceeding 1.0m above the carriageway level of the adjacent highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that**

Order) relating to permitted development, no structure, or object of any kind shall be erected or placed and no trees, bushes or other plants which exceed 1m in height shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays.

Reason: To ensure an acceptable standard of highway access during the construction and operational use of the site, in compliance with the National Planning Policy Framework and Policy S2 and S22 of the Allerdale Local Plan (Part 1), Adopted July 2014.

- 3. Prior to the occupation of the dwelling the works to the proposed crossing of the highway verge and surfacing and/or footway; surfacing in porous bituminous or cement bound materials; access drive gradient and measures to prevent surface water discharging onto or off the highway; shall be carried out in accordance with approved plans and shall be maintained operational at all times thereafter.**

Reason: To ensure a suitable standard of verge crossing and that the verge is properly reinstated before the development is brought into use, to ensure that pedestrians can negotiate road junctions in relative safety, minimise the risk of flooding and in the interests of highway safety.

- 4. The approved scheme must be in accordance with the approved amended drainage report dated 7th September 2021 and with the Non-Statutory technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, the maximum allowable discharge rate from the development site shall be restricted to a rate of 2 litres per second unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed prior to occupation of the dwellinghouse hereby approved and thereafter maintained and managed in accordance with the approved details.**

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in compliance with policy S29 of the Allerdale Local Plan (Part 1), Adopted July 2014.

Other

- 5. Foul and surface water shall be drained on separate systems (unless agreed under condition 4 of this consent).**

Reason: To ensure a sustainable means of drainage from the site and minimise the risk of water pollution to the local water environment, in compliance with the National Planning Policy Framework and Policy S2 of the Allerdale Local Plan (Part 1), Adopted July 2014.

- 6. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.**

Reason: In the interests of highway safety and environmental management

- 7. Access gates, if provided, shall be hung to open inwards only away from the highway.**

Reason: In the interests of highway safety.

- 8. The dwelling/land use hereby approved shall not be occupied until the vehicular access, parking and turning requirements have been constructed in accordance with the approved plan and have been brought into use. The vehicular access, parking and turning provisions shall be retained and 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.

- 9. All means of enclosure shown on Dwg No 21.24.Site – Site Plan – Amended plan received 30 July 2021 shall be constructed and 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 is compatible with the character of the area.

- 484. HOU/2022/0066 - 9 Christian Street, Workington, CA14 4BP - Replacement of existing wooden sash windows with EcoSlide PVC-U sash windows (resubmission of HOU/2021/0217)**

Representations

A letter of was read out on behalf of the applicants Ron and Millie Kelly.

Application

The Senior Planning Officer, Steve Long recommended to refuse the application.

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

- Heritage

The proposal relates to an Article 4 property within the Portland Square Conservation Area. The scheme seeks to substitute existing traditional timber sliding sash to the front elevation with modern UPVC alternatives.

Officers consider the proposal would result in harm by the loss of the existing details, and that the design and materials of the proposed replacement windows will neither preserve nor enhance the character and appearance of the designated conservation area resulting in significant harm to the façade facing Christian Street.

The harm to the significance of this designated heritage asset which is not outweighed by any public benefits.

The proposal is therefore considered unacceptable being contrary to the criteria of Policy S27 of the Allerdale Local Plan (Part 1) Following member discussions, Councillor N Cockburn proposed to approve the application and add a condition to submit details of the drainage water system prior to completion.

Following member discussions, Councillor N Cockburn proposed to refuse the application as per officers recommendations.

Councillor D Horsley seconded.

A vote was taken: 8 voted in favour of refusal, 2 against and 0 abstention.

Decision

Refused

- 485. FUL/2020/0047 - Land at Derwent Forest, Broughton Moor, Great Broughton, Cumbria - Proposed visitor centre with associated gatehouse, parking and infrastructure**

Representations

Dylan Jones, on behalf of the Agent spoke in support of the application.

Application

The Senior Planning Officer, Steve Long recommended to approve the application.

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

- Principle of Development

While not meeting all policy criteria fully, the scheme as amended is considered acceptable in accordance with the objectives of Policy S18 of ALLP1. The proposal will deliver beneficial local tourism facilities to the area with a local connection to the historic legacy of the wider site.

- Tourism

Policy SA32 of the Allerdale Local Plan (Part 2) specifies the criteria for tourist related development. The specific location of the proposal is a material consideration.

- Layout and Scale

The proposed design is modern in its details but occupies an isolated and remote location on the RNAD site. The nearest property is approx. 280m from the site.

- Highways

The layout and access details meet the requirements of the County highway authority.

- Contamination

Policy S30 endorses the remediation of existing contaminated land/buildings. The sites are predominantly brownfield. Further assessment is required of the coal mining details (conditioned).

- Drainage

The foul and surface water drainage details are acceptable in compliance with Policy S29 of ALPP1.

- Ecology

Policy S35 refers to ecology/ biodiversity. The application is supported by detailed ecological surveys. Subject to mitigation being secured these details are safeguarded.

Following member discussions, Councillor C Armstrong proposed to approve the application as per officers recommendations but required it to be publicised as a departure, as a unique exception to the adopted Derwent Forest local plan Policy S18 and that members expect a through and comprehensive Masterplan to be approved before any significant additional built development is approved.

Councillor J Lister seconded.

Councillor J Farebrother proposed an amendment to the motion to include a condition to see a comprehensive travel plan prior to completion.

There was no seconder for the amendment.

Motion

To approve the application as per officers recommendations and that this is a unique exception to the Derwent Forest Policy and that members expect a through and comprehensive Masterplan to be approved before any significant additional built development is approved. Also this is subject to further formal publicity as a recognised departure to the adopted polices of the Allerdale Local Plan.

A vote was taken: 9 voted in favour of refusal, 1 against and 0 abstention.

Decision

Approved

Conditions

Time Limit:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

In Accordance:

- 2. The development hereby permitted shall be carried out solely in accordance with the following plans:**

A2.19.867 VC100 D Site plan

A2.19.867 VC101 B Proposed first floor plans

A2.19.867 VC102 C Proposed elevations

A2.19.867 VC103 E Entrance site plan Site plan

A2.19.867 VC104 C Entrance proposed Floor plans

A2.19.867 VC105 B Entrance Proposed elevations

A2.19.867 VC001 C Entrance location plan

A2.19.867 VC002 A Block plan 1 of 5 VC

A2.19.867 VC002 A Block plan 2 of 5 VC

A2.19.867 VC002 A Block plan 3 of 5 VC

A2.19.867 VC002 A Block plan 4 of 5 VC

A2.19.867 VC002 A Block plan 5 of 5 VC

A2.19.867 VC1000 Materials study VC

A115081 Derwent Forest Visitor centre Noise statement

A115081 C001a – Entrance visibility splays

A115081 C001a VC Access

A115081-21-C-D100-P1 –Visitor centre

A115081-21-C-D100-P1 –Visitor centre

A115081-21-C-D100-P1 –Visitor centre

Entrance building to visitor centre proposed landscape plan WW/10

B

Ecology appraisal 2020

Extended Phase 1 Habitat Survey (Feb 2020),

Geo Environmental Desk top study and preliminary coal mining risk assessment Jan 2020

**A115081 visitor centre –contour /topographical /drainage plan-
Landmark**

A115081 visitor centre- estimated soil chemistry- Landmark

A115081 visitor centre Historical map – Slice A

A115081 visitor centre Historical map – Slice B
A115081 visitor centre Historical Aerial photography –Segment A10
A115081 visitor centre Historical Aerial photography –Segment A11
A115081 visitor centre Historical Aerial photography –Segment A14
A115081 visitor centre Historical Aerial photography –Segment A15
Coal Authority –summary of findings map
Archaeological assessment
Details of package treatment plant

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.

Pre-commencement conditions:

- 3. No development 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 in writing by the Local Planning Authority.**
Reasons: 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 preservation, examination or recording of such remains)
- 4. Details of all measures including surfacing material of the car park access road and drainage measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter**
Reason: In the interests of highway safety.
- 5. The development shall not commence until visibility splays providing clear visibility of 215 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.**
Reason: In the interests of highway safety.
- 6. The access, parking/turning, loading / unloading and material storage areas shall be provided before any building work**

commences on this site so that construction traffic can park and turn clear of the highway. The access and public highway in the vicinity of the site access shall be kept clear of mud and debris from the site and provision for road sweeping shall be provided as necessary or requested by the LHA.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users.

- 7. Advanced Direction Signs (ADS) and Direction Signs (DS) at the access shall be provided in the verges on both approaches. Details of the signs including location plan and sign details shall be submitted to the Local Planning Authority for approval prior to development being commenced.**

Reason: In the interests of highway safety.

- 8. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.**

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

- 9. No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of shallowing mine workings and mine entries. The findings of the intrusive site investigations, including a layout plan plotting the mine entry and its zone of influence, shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance**

Reason The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework

- 10. Where the findings of the intrusive site investigations (required by condition 9 above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation and treatment scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.**

Reason The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework

- 11. Following implementation and completion of the approved remediation scheme (required by condition 10 above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.**

Reason The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework

- 12. Prior to the commencement of works a Species Protection plan (SSP) shall be submitted to and approved by the local planning authority in accordance with the mitigation measures outlined in section 5.3 & 5.8 of Chapter 5 – Ecology of the Environmental Statement Volume 1. The SPP shall detail measures to safeguard protected species known to be in the area and will include for preconstruction surveys for protected species (complementing the seasonality of the construction start date) as well as ensuring the use of the best practice measures during all construction activities (including badgers). The SPP will describe the process to be followed in the case that new protected species are recorded on site that would need to be protected during construction works as well as ensuring the implementation of effective toolbox tasks to raise awareness to site personnel to sensitive ecological receptors on site.**

Reason In the interests of protecting any protected species at the site in compliance with policy S35 of the Allerdale local plan (Part 1)

Post-commencement/Pre use commencing conditions:

- 13. No part of the development hereby permitted shall be constructed above ground floor level until details of all external and roofing materials have been submitted to and approved by the Local Planning Authority. Only the materials so approved shall be used in the development as approved.**
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, in compliance with the National Planning Policy Framework and Policy DM14 of the Allerdale Local Plan (Part 1), Adopted July 2014.
- 14. Details of the siting, height and type of all means of enclosure/screen walls/fences/other means of enclosure 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 is compatible with the character of the surrounding area and safeguard the amenity of neighbouring properties.
- 15. All planting, seeding or turfing comprised within the approved landscaping schemes (Derwent Forest entrance building landscape plan Rev B 24/01/20 and Derwent Forest visitor centre landscape plan 11A) 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.
- 16. A landscaping management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwellinghouse or any piece of the development, whichever is the sooner, for its permitted use. The development shall thereafter be maintained at all times in accordance with the approved management plan.**
Reason: To ensure the long-term maintenance and management of public open space within the residential estate.

- 17. 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 works shall be undertaken in accordance with current UK guidance, particularly CLR11.**

Reason: To minimise any risk 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.

- 18. 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 (including any wheel washing facilities);**
- (f) Programme of work for Demolition and Construction phase;**
- (g) Hours of working and deliveries;**
- (h) Details of lighting to be used on site;**
- (i) Highway signage/ Haulage routes.**

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 and in the interests of highway safety.

- 19. The use hereby permitted shall be restricted to operate solely within the hours of operation of 10am and 5pm.**

Reason: In the interests of preserving the amenity of neighbouring residents, in compliance with the National Planning Policy Framework and Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.

20. Prior to the occupation of the building hereby approved, details of the lighting scheme for the site (which shall solely operate during operational hours shall be submitted to and approved by the Local Planning Authority. The works shall be implemented solely in accordance with the approved scheme.

Reason: To safeguard the amenity of nearby residential properties and minimise the impact on wildlife, in compliance with the National Planning Policy Framework and Policies S35 and S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.

The meeting closed at 3.55 pm