**Workington Town Council**

*Trustee of the Borough of Workington*

Workington Town Council Community Centre, Princess Street,

Workington, Cumbria, CA14 2QG

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Date of issue: Thursday 4th April 2024 v2

To Members of the Development Committee:

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| Cllr Sean Melton (Chair) | Cllr Allan Hodgson (Vice Chair) |
| Cllr David Farrar | Cllr Tricia Poole |
| Cllr Hilary Harrington | Cllr Kate Schofield |
| Cllr Paul Larkin | Cllr Neil Schofield |
| Cllr Nath Martin | Cllr Dave Tennyson |

(Copy for information only to other members of Workington Town Council)

You are summoned to a meeting of Workington Town Council’s Development Committee on Monday 8th April 2024 at 6pm.

The meeting will be held at the Workington Town Council Community Centre, Princess Street, Workington, CA14 2QG.

Yours sincerely,

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Emma Chapman

Interim Proper Officer

**AGENDA**

1. **Apologies:** To note any apologies and approve reasons for absence.
2. **Declarations of Interest:** To receive any declarations of interest relating to matters which appear on this agenda.
3. **Exclusion of Press and Public:** To consider any agenda items of which the press and public should be excluded.
4. **Public Participation:** To consider any agenda items in which public participation will be permitted.
5. **Minutes of previous meetings:** To approve the minutes of 4th March 2024 and affirm them a true record.
6. **Public Questions:** To consider any questions from electors, of which notice has been given in accordance with Standing Order 3w.
7. **Questions and Statements from Members:** To consider questions and statements by members of which notice has been given.
8. **Motions on Notice:** To consider any motions from members of which notice has been given.
9. **Planning Applications:** Committee to note the following planning applications which have been reviewed by the Chair and Vice Chair prior to the meeting to meet comment deadlines.

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| **No.** | **Reference No.** | **Address** | **Description** | **Deadline for comment** |
| A | HOU/2024/0023  | 2 Elterwater Avenue, Workington CA14 3JY  | Erection of a 2m high privacy fence  | 25-Mar-24 |
| **Chair and Vice Chair comments on HOU/2024/0023**No objections  |
| B | FUL/2024/0018  | St Patricks Rc Primary School, Derwent Street, Workington, CA14 2DW  | Demolish existing conservatory structure down to foundations to allow for replacing it with a masonry constructing extension to the same footprint. A new flat roof structure will tie into adjacent roofs, new aluminum doors and upvc windows will be installed. Externally, new tarmacadam surfacing will be laid to make good around the following demolition works. | 25-Mar-24 |
| **Chair and Vice Chair comments on FUL/2024/0018**No objections |
| C | FUL/2024/0031  | Unit 6, Peart Road, Workington, CA14 3YT  | Overcladding of existing roof and new box gutters  | 27-Mar-24 |
| **Chair and Vice Chair comments on FUL/2024/0031**No objections |
| D | HOU/2024/0028  | 28 Brierydale Lane, Stainburn, Workington, CA14 4UH  | Two storey side extension, and single storey extensions to side and rear to provide additional living accommodation  | 05-Apr-24 |
| **Chair and Vice Chair comments on HOU/2024/0028**No objections |
| E | HOU/2024/0033  | 61 Broadacres, High Harrington, Workington, CA14 5RN  | Single storey rear extensions to provide kitchen, living room and bedroom  | 05-Apr-24 |
| **Chair and Vice Chair comments on HOU/2024/0033**No objections |

1. **Planning Applications:** To consider the following planning applications received from Cumberland Council.

The committee will consider planning applications received and published by local planning authorities up to the date of the meeting. Where the publication of the application is after the initial publication of the agenda, items will be added up to the day of the meeting. A full list of applications likely to be considered can be obtained by checking the local planning authority website (cumberlandcouncil.my.site.com/pr3/s/register-view?c\_\_r=Arcus\_BE\_Public\_Register)

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| **No.** | **Reference No.** | **Address** | **Description** | **Deadline for comment** |
| A | HOU/2024/0032  | 16 Ellerbeck Lane, Workington, CA14 4HE  | Loft conversion with changing hipped roof to gable and adding bay window to front of property (Retrospective)  | 10-Apr-24 |
| B | COM/2024/0043  | Plot 1 Rose Hill Garden Area, Harrington, CA14 5QL  | Alleged Planning Breach:Erection of a structure on allotments | For info only – no supporting docs |
| C | ADV/2024/0005  | Central Way Car Park, Central Way, Workington  | Advertisement consent for an illuminated fascia sign  | 12-Apr-24 |
| D | FUL/2024/0039  | Former Westcom premises, Lowther Road, Clay Flatts, Workington CA14 2TQ  | Proposed demolition of existing building and erection of 5no. business units (Use Classes E (c) (ii) - (iii) and B8) | 15-Apr-24 |
| E | FUL/2024/0050  | Unit 7a, Buddle Road, Workington, CA14 3YD  | Alterations to existing unit to include new shopfront, roller shutters, two air conditioning condenser extract grilles and new signage  | 16-Apr-24 |
| F | WTPO/2024/0011  | Willow Dene, Primrose Crescent, Harrington, CA14 5PP  | Tree identified as T3 has died for some time prior to us purchasing the property and is in need of felling. Tree T6 has significant rot in the base and is in danger of collapse and also required felled. Both trees are identified on the TPO as above and are Sycamore trees. Intention will be to replant a suitable tree as replacement if required to do so.  | 18-Apr-24 |
| G | ADV/2024/0006  | Greggs Plc, Unit 7a, Buddle Road, Workington, CA14 3YD  | New signage for building  | 18-Apr-24 |
| H | FUL/2024/0056  | Land To The Rear Of 12 To 21, Mountain View, Harrington, CA14 5JX  | Erection of single detached 2 storey dwelling house to vacant plot with associated access, parking and external works.  | 19-Apr-24 |
| ***I*** | ***FUL/2024/0070*** | ***Former Princess Hall, Princess Street, Workington, CA14 2QG***  | ***Demolition of existing two storey building and erection of 9 No. Detached Dorma Bungalows***  | ***30-Apr-24*** |

1. **Previous Application Responses**

Committee to note the outcome of previous applications:

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| **No.** | **Reference No.** | **Address** | **Description** | **Decision** |
| A | FUL/2024/0006 | West House Pottery, The Greenhouse, Curwen Hall Park, Workington, CA14 4YB | Full Planning Application for the development of Railway Workshop, Pottery Workshop, Kitchen, Café, Glasshouse, storage, and landscaping | Granted with conditions |
| B | HOU/2024/0017 | 1 Oakley Avenue, High Harrington, Workington, CA14 4NP | Flat roof dormer to front | Granted with conditions |
| C | FUL/2024/0003 | Irving Engineering, Mossbay Road, Workington | Proposed garage for secure storage and staff toilet facility | Granted with conditions |
| D | FUL/2024/0007 | Land On Corner Of Pearson Street, Cumberland Street, Workington, Cumbria, | Erection of 2no semi-detached houses | Refused |
| E | FUL/2024/0018 | St Patricks RC Primary School, Derwent Street, Workington, CA14 2DW | Demolish existing conservatory structure down to foundations to allow for replacing it with a masonry constructing extension to the same footprint. A new flat roof structure will tie into adjacent roofs, new aluminium doors and upvc windows will be installed. Externally, new tarmacadam surfacing will be laid to make good around the following demolition works. | Granted with conditions |
| ***F*** | ***HOU/2024/0025*** | ***37 Moss Bay Road, Workington, CA14 3XG*** | ***Erection of conservatory to rear*** | ***Granted with conditions*** |
| ***G*** | ***HOU/2024/0023*** | ***2 Elterwater Avenue, Workington CA14 3JY*** | ***Erection of a 2m high privacy fence*** | ***Granted with conditions*** |

1. **Climate Action:** To note the report and consider any decisions required (report to follow).