

Workington Town Council

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Minutes of the meeting of Workington Town Council Planning Committee held on Monday 2 December 2019 at 6.30pm in the Town Hall, Workington

Cllr H Briggs	Present
Cllr R Briggs	Present
Cllr H Harrington	Present
Cllr J Holliday	Absent
Cllr J Hunter	Apologies
Cllr S Melton (Vice chair)	Present
Cllr B Sansom (chair)	Present
Cllr P Scott	Present
Cllr S Stoddart	Present
Cllr J King (Mayor)	Present

In attendance: Town Clerk.

P19.40 Apologies

Apologies were received and accepted as being for approved reasons under the terms of the Local Government Act 1972, s85, from Cllr Hunter.

P19.41 Declarations of Interest

None were declared.

P19.42 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were raised.

P19.43 Minutes of the last meeting

The Committee received the minutes of the meeting on 2 December 2019 and affirmed them as a true record.

P19.44. Cumbria Cycling Strategy

The Committee considered a consultation on the Cumbria Cycling Strategy as it applied to Workington. There was some concern that public footpaths in the town were not always signposted as well as they could be and sometimes the lack of maintenance left them impassable. Cycling provision could be improved by creating more joined up routes and making more facilities for cycle parking available in the town centre and elsewhere. In Stainburn there is a particular issue with access across the main road to the garage which provides the community's only local shop. There are no dropped kerbs and the route is not pedestrian friendly. A clear cycle route through the village from Great Clifton could be demarcated to improve connectivity.

Resolved: To pass this feedback to the County Council.

P19.45 Tree Preservation Order No 9 of 2019

The Committee received notification from Allerdale Borough Council of the imposition of a Tree Preservation Order on six Swedish whitebeam trees on land adjacent to Tesco, New Bridge Road, Workington.

Resolved: To note the Order.

P19.46. Planning Applications

The Committee considered the following planning applications received from Allerdale Borough Council.

Application Reference	Applicant	Details	Committee Comment
1) FUL/2019/0286	Mr Gavin Routledge Impact Housing 13 & 15 Guard Street Workington	Removal and replacement of doors and windows to front and rear elevations	<u>No objections</u> as long as the Conservation Officer is satisfied that the visual and historic amenity of the site is preserved.
2) ADV/2019/0023	Lidl GB Land at New Bridge Road, Derwent Riverside, Workington	Advertisement consent for two canopy fascia signage, one flagpole signage, one poster display unit, two small mounted wall billboard and three wall mounted billboards	<u>No objections</u>
3) HOU/2019/0227	Mr David Hodgson 2 Curwendale Stainburn Workington	Demolish porch and form single storey extension to side for disabled bathroom	<u>No objections</u>
4) HOU/2019/0231	Mr Stuart Fitchett 8 Seadown Drive High Harrington Workington	Detached garage and outbuilding	<u>No objections</u>
5) FUL/2019/0293	Mr Simon Mawson Younghusband 17 & 19 Havelock Road, Workington	Change of use from distribution and storage to maintenance and repair of motor vehicles including change of use of land indicated to the side of the unit to be associated with current	The Committee had no specific objections but was concerned about the impact of a vehicle related business on what can be a busy corner. They would wish to be reassured that parked

		unit	vehicles and cars coming and going from service bays would not create additional hazards.
6) FUL/2019/0304	Mr John Blue Genesis Homes Land at Stainburn Hall Farm, Stainburn, Workington	Full planning for the erection of 81 dwellings and associated infrastructure	<p>The Committee was not impressed by this greenfield development. Whilst acknowledging that the current Allerdale Plan appears to allow it in the location specified (SA8), the Committee did not feel that it fulfilled the other criteria necessary for planning consent. The development omits the connecting land with the settlement of Stainburn, leaving it isolated as a satellite development, rather than the continuation of the urban area described by the Local Plan. The design aesthetic, whilst making sympathetic noises in the planning statement actually delivers an unimaginative, bland landscaping regime, and housing layout, with the buildings appearing to mass in serried ranks. Access to the proposed estate seems poor, having a single access road. This leaves properties in the interior of the estate potentially isolated, should that access be blocked for any reason.</p> <p>The north east corner of</p>

			<p>the site covers a significant area of land previously earmarked for a new 132Kv sub station, which was an integral part of the North West Coast Connections Project connecting to nuclear new build at Moorside.</p> <p>The provision for play appears limited in scope and the statement that the attenuation land could be 'used for ecology' seems more in hope than expectation. It was suggested that this was a development of houses, rather than an integral part of the Stainburn community</p> <p><u>Recommend Refusal</u></p>
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The meeting closed at 19.11