

WHITEHAVEN TOWN COUNCIL

Clerk and Responsible Financial Officer: Marlene Jewell
Telephone: 01946 67366

To: Members of Whitehaven Town Council

You are duly **SUMMONED** to attend the **MEETING** of the **WHITEHAVEN TOWN COUNCIL** which will be held at:-

**Venue: The First Floor Meeting Room, Whitehaven Civic Hall, Lowther Street,
Whitehaven**

Date: Friday 28th July 2017

Time: 7.00pm

Signed.....*M Jewell*.....Dated. *21st July 2017*
Marlene Jewell, Clerk and Responsible Financial Officer

AGENDA

- 1. Apologies for Absence**
- 2. Minutes of the Meeting held on 29th June 2017**
- 3. Minutes of Extraordinary Council Meeting held on 17th July 2017**

4. Declarations of Interest

To receive declarations of interests by elected members in respect of Agenda items
If a Member requires any advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote he/she is advised to contact the Clerk at least 24 hours in advance of the meeting.

- 5. Declaration of Interest – Chairman to give a report**
- 6. Public Participation**
- 7. Planning Applications**

To consider planning applications received and submit any representations to Copeland Borough Council.

8. Planning Committee and Training – Report by Councillor Laine

9. Financial Report

10. Whitehaven Market – Report by Copeland Borough Council

11. Presentation on the Draft Conservation Area Design Guide by Jane Taylor from Copeland Borough Council

12. Whitehaven Mining Company – Report from Councillor Laine

13. Councillor Matters

14. Date and Venue of next meeting

Exclusion of Press and Public

That prior to the consideration of the following item the Chairman will move the following resolution:-

That in view of the special or confidential nature of the business about to be transacted the public and/or press be temporarily excluded and they are instructed to withdraw

15. Local Government Pension Scheme. – Chairman to give a report

WHITEHAVEN TOWN COUNCIL

Minutes of the Council Meeting held on 29th June 2017

Present: Councillors G Roberts (Deputy Chairman in the Chair); J. Forster; M. Guest; J Kane; J. A. Laine; C Maudling

M. Jewell, Clerk and Responsible Financial Officer
V Gorley Trainee Assistant Town Clerk
Representative from Whitehaven Rugby League Football Club
The Press

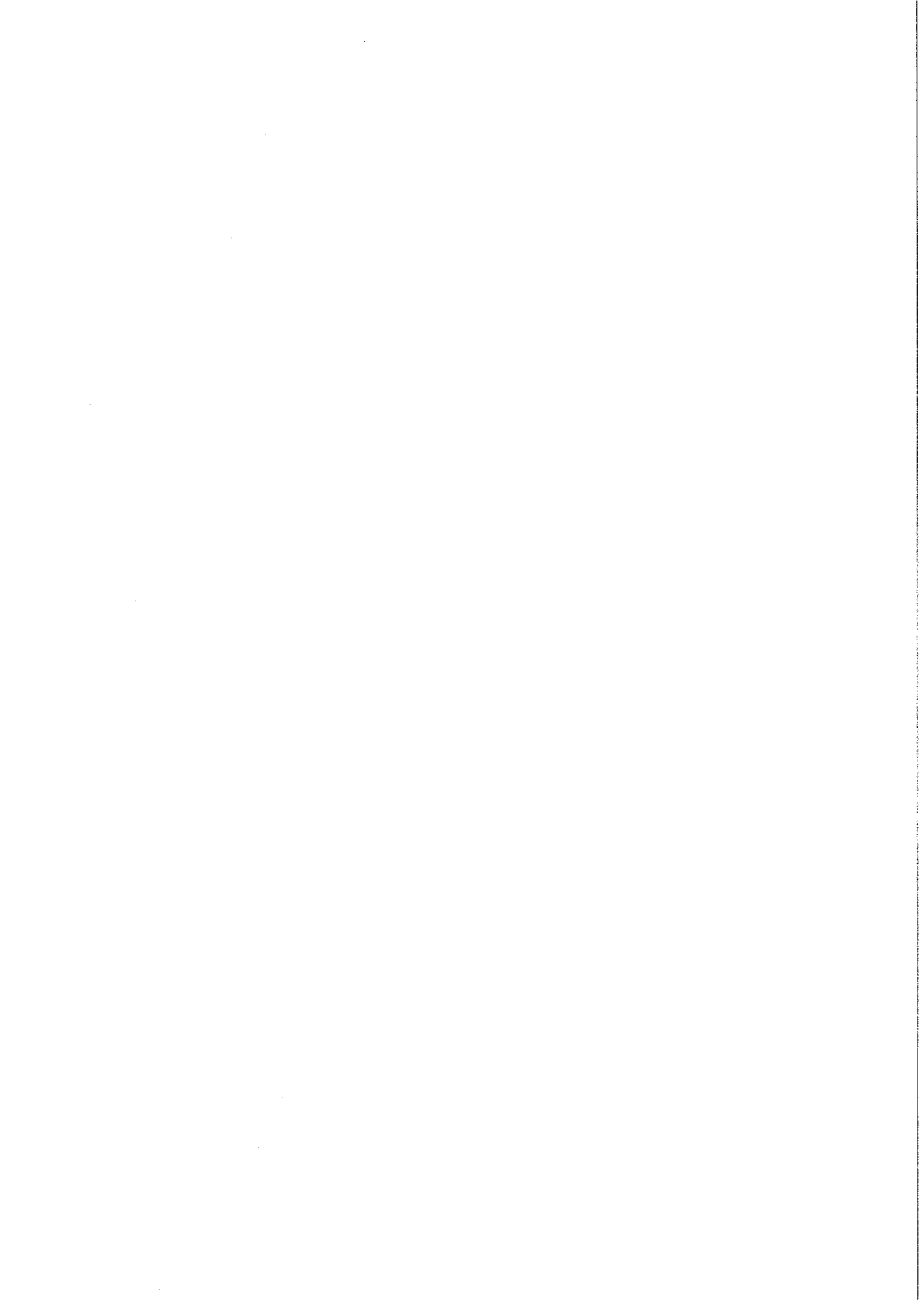
Before the meeting started the Chairman introduced a new member of staff, Vanessa Gorley, the Trainee Assistant Town Clerk

709/17 Apologies for Absence

Apologies for absence were received from Councillor Gearing, Councillor Gill, Councillor Lowrey and Councillor O'Kane.

710/17 Minutes of Meeting held on 25th May 2017

- (i) Councillor Laine referred to Councillor Matters at Minute 696/17 and said she had not said "it would take up Council time" and that these words should be deleted and replaced with " it was not an Agenda item and we need an Agenda item for this"
- (ii) The Clerk referred to Minute 692/17 (i) – the grant to Taste Cumbria – and said that following discussions with CALC regarding the power to award the grant the advice was that it should be reported in the Minute that the grant was being made under section 137 of the Local Government Act 1972 which is the power used when the Council has no other power. The Clerk asked that the Minute be amended accordingly. The Clerk informed the Council that only a certain amount of money could be awarded under s 137 in a year which for 2017/18 was £7.57 per head of the electorate which was 19,352. Councillor Laine said that this would amount to approximately £147,000. The Clerk said that for any grants awarded under s137 the Council had to be satisfied that the area or part of the area or the inhabitants or the majority of



inhabitants of the area would be getting benefit out of it and that what is spent has to be commensurate with the benefit.

Councillor Guest said he did not disagree with what had been said and was supportive but was concerned about public money supporting commercial activities and did not agree with this but that he did agree with everything else and did not doubt that it would be of value to the community

RESOLVED – That the Minutes be signed by the Chairman as a correct record subject to the amendments in 710/17(i) and (ii) above.

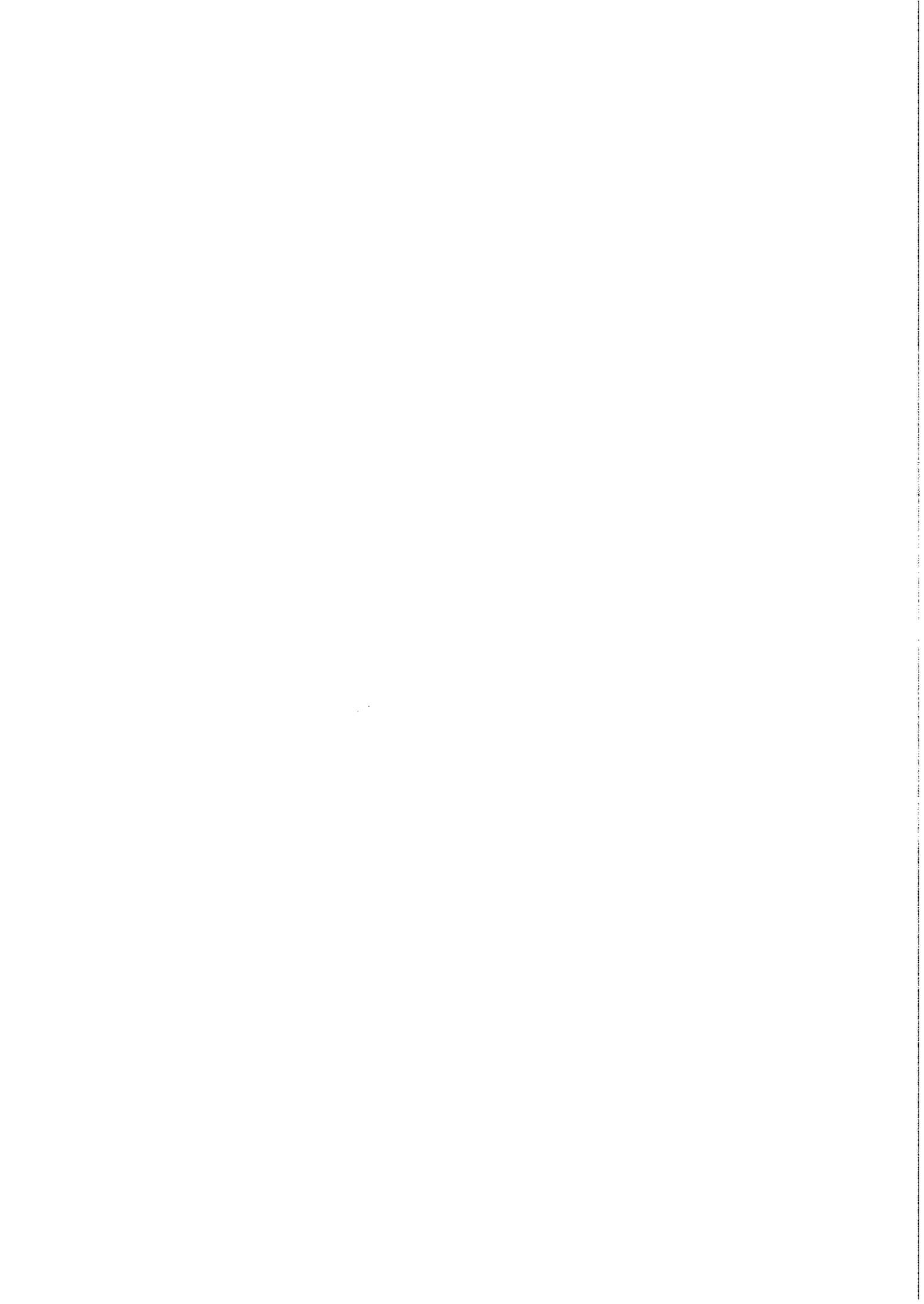
711/17 **Minutes of the Extraordinary Council Meeting on 13th June 2017**

RESOLVED – That the Minutes be signed by the Chairman as a correct record.

712/17 **Minutes of the Extraordinary Council meeting on 27th June 2017**

- (i) Councillor Guest referred to Minute 707/17 and said he would have liked an advert to have been put in the local press so that local people could quote for work and that we need to review our tender process.
- (ii) Councillor Laine said that she had asked in the meeting for it to be noted that because it was not advertised in the local press the Clerk had to google and companies in Yorkshire and Brighton replied and that it was not feasible for them to come all this way to clean the town and that if it had been in the press a lot more people would have replied.
The Chairman disagreed with this and said not many people wanted to do work of this sort.
- (iii) The Clerk referred to Minute 707/17 and asked that it be amended to include the expenditure power as being s137 of the Local Government Act for the same reasons as the Taste Cumbria Minute above as street cleaning was a borough Council function.

RESOLVED – That Minutes of 27th June 2017 be signed by the Chairman as a correct record subject the amendments contained on 712/17 (ii) and (iii) above



713/17 **Declarations of Interest**

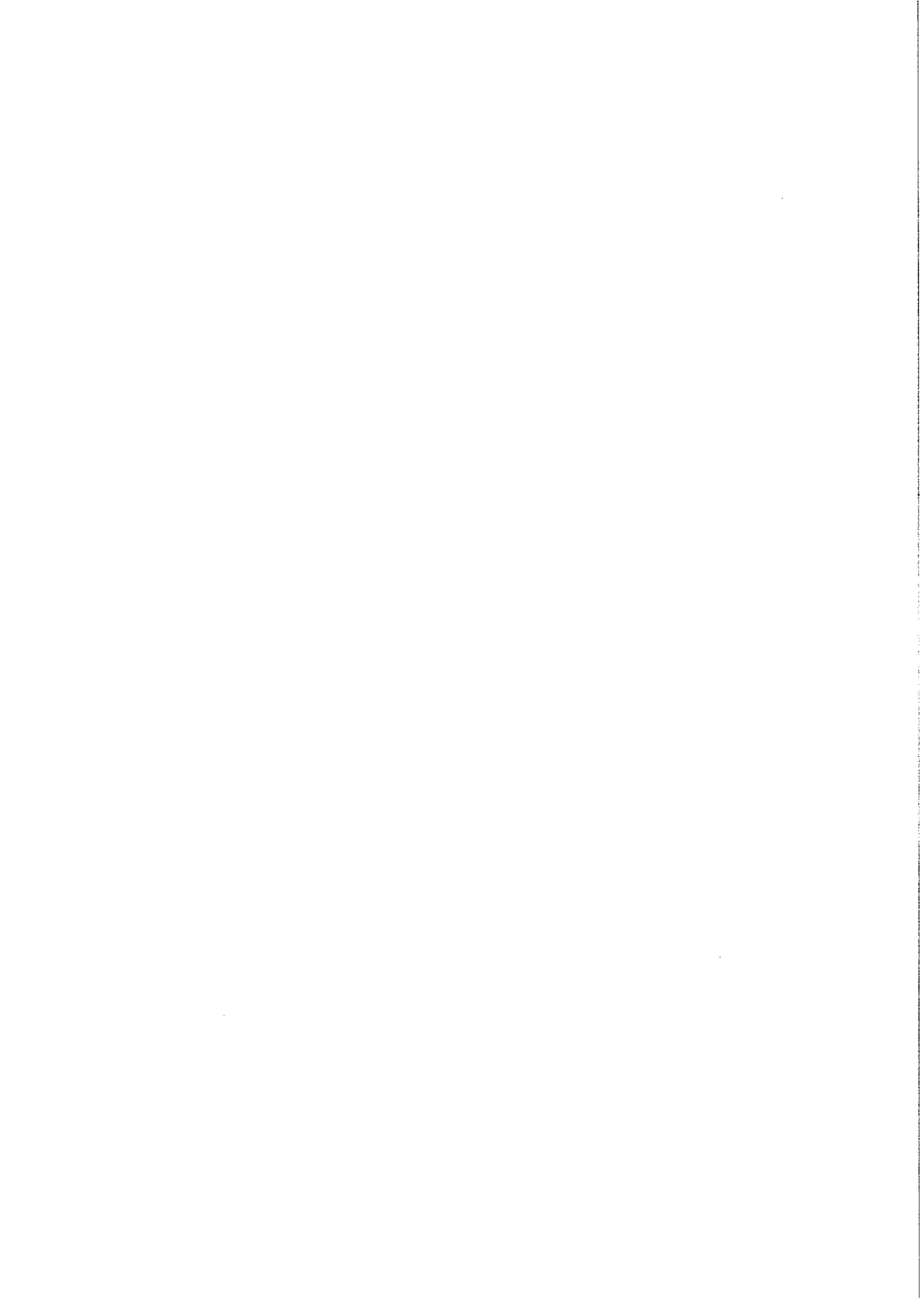
There were no declarations of interest.

714/17 **Public Participation**

- (i) John Crewdson asked whose responsibility it was to clean the pavements. He said the town was filthy and had been told by a Copeland Councillor that it was the Town Council's responsibility and that the Town Council had been given money to do it. Mr Crewdson was informed that the responsibility for cleaning the pavements was with Copeland Borough Council and the responsibility for repairing the pavements and highways was with Cumbria County Council. Mr Crewdson asked what would happen after the current cleaning of the town was finished and Councillor Maudling said that this was the start and that something was being done now.
- (ii) Julie Rayson stated that there was a payment of £15 for an unpaid cheque and she wondered what it was for. The Chairman said she would receive a written reply.
- (iii) Julie Rayson said as she was a resident of Hillcrest and that there was at present no Councillor for Hillcrest. She said there were not many issues but a few had been raised with the previous Councillor and County Highways some of which had been sorted and said as far as she was aware the Councillor Ward allocation of £4,000 for the past 2 years had not been spent and asked if it could be reallocated to the Hillcrest Ward because there were more things that needed to be done. The Clerk said that this would be looked into and a reply sent.

715/17 **Planning Applications**

- (i) **RESOLVED** – that no representations be made on the list of planning applications shown at Appendix 1 and the Planning Authority be informed accordingly.
- (ii) **RESOLVED** – That the Clerk liaise with Cumbria County Council to receive any County Council planning applications received for the Whitehaven area.



716/17

Financial Report

The Council considered a Financial Report as follows:-

- (i) Appendix 1 invoices for authorisation

RESOLVED – (i) That the invoices shown at appendix 1 be authorised for payment with the exception of the account for £780 for a parking permit.

(ii) That with respect to the payment for the parking space that this be deferred until the Council has further information.

- (ii) **RESOLVED** - That the Cashbook and Expenditure be noted.

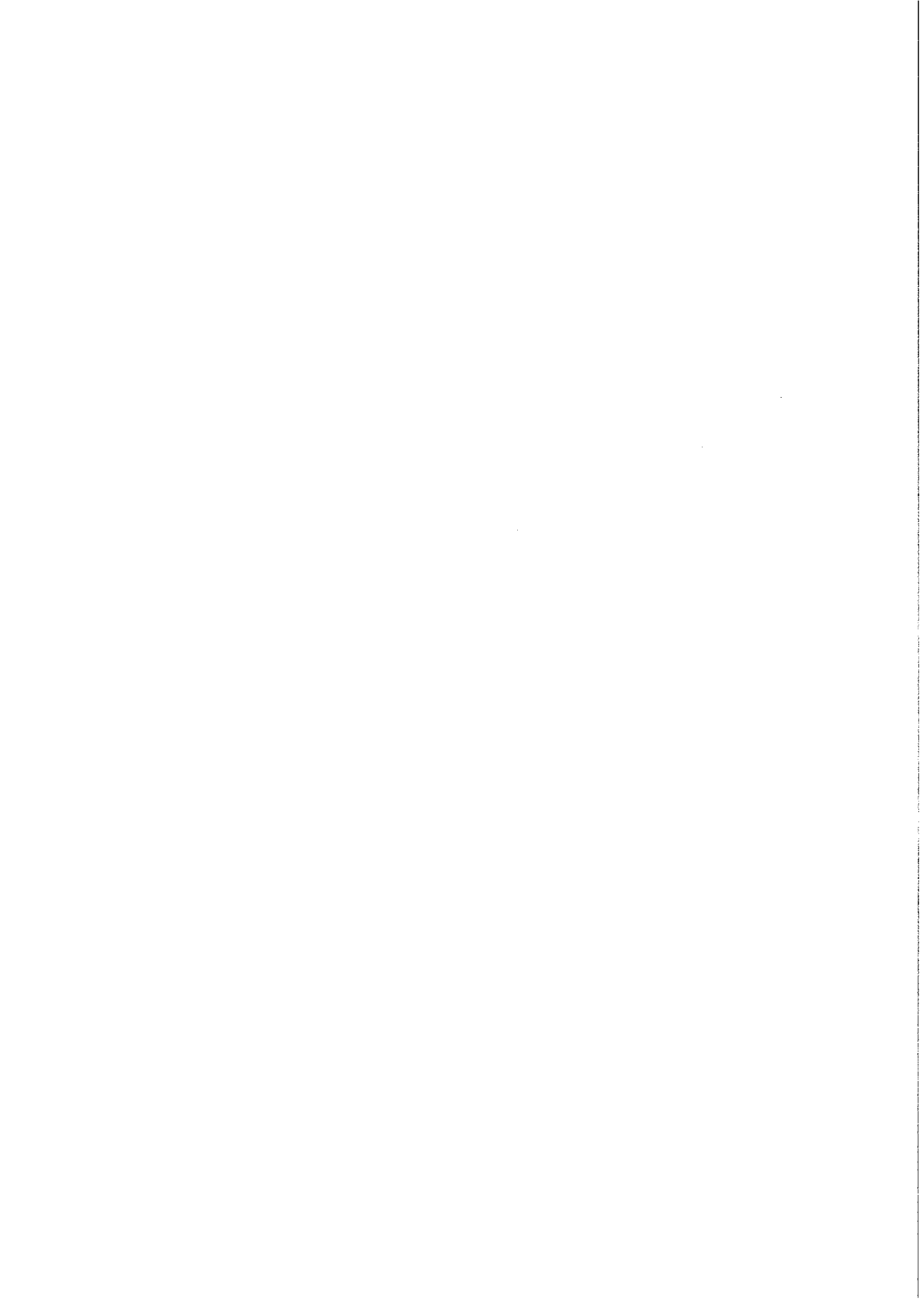
717/17

Grants

- (i) Whitehaven Rugby League Football Club

The Council heard a presentation from Mark Stamper from the Whitehaven Rugby League Football Club about the grant application for £10,000 that had been submitted. Mr Stamper said the grant was for a music festival which was to help run the club and keep it going and that a major sponsor had been unable to commit. He said Whitehaven was a rugby league town and to lose it would be a tragedy and that the Club was asking for help to keep things going. He said they had lost funding last year for the community programme which involved going into schools and informing pupils about health and fitness and a reading programme when players read with children and the Club wanted to get that started again. The total cost of the project was £14,000 and they had been to various other organisations for grants. The Council stated that they needed to see the grant application and needed to know what power was to be used for giving the grant. Councillor Laine said an emergency meeting could be called to determine the grant application. The Clerk informed the Council that the budget allocation for grants was £30,000.00 and that £25,525 had been spent to date.

RESOLVED – That consideration of the application be deferred for further information



(ii) Bransty Rangers Football Club

The Clerk reported on a grant application that had been received from Bransty Rangers Football Club for a grant of £1200 to purchase new removeable goal posts to replace the current ones that had been damaged. The cost of the project was £1,200. Councillor Maudling said he was involved in local football and that he thought that if the club contacted the Cumberland Football Association they would be able to purchase goal posts for around £900.

RESOLVED – That consideration of the grant application be deferred for further information

The Chairman stated that Councillor Gill's ward grant could not be discussed as he was not present.

(iii) Ward Grant for replacement Bus Shelter at New Road

Councillor Roberts said he was going to use his ward grants totalling £6,000 to replace the bus shelter on the pelican garage side. Councillor Laine asked why it was coming out of the ward grant and not the regeneration budget and Councillor Roberts said he wanted to get it done as soon as possible. Councillor Guest said that this should be agreed on the proviso that it be refunded at a later date.

RESOLVED – That this be agreed on the proviso that Councillor Roberts be refunded at a later date and the money goes back into his Councillor Ward Grant.

718/17

Appointment to Christmas Advisory Group

RESOLVED - (i) That the group be called the Christmas Events Group and

(ii) That the following Councillors be appointed to the Christmas Events Group:-

Councillor Guest
Councillor Laine
Councillor Maudling

719/17 Appointment to Allotments Advisory Group

RESOLVED – That in addition to Councillor O’Kane and Councillor Roberts the following Councillors be appointed to the Allotments Advisory Group:-

Councillor Forster
Councillor Laine

720/17 Appointment to Britain In Bloom Advisory Group

RESOLVED – That in addition to Councillor Gill and Councillor Gearing the following Councillors be appointed to the Britain in Bloom Advisory Group:-

Councillor Laine
Councillor Kane

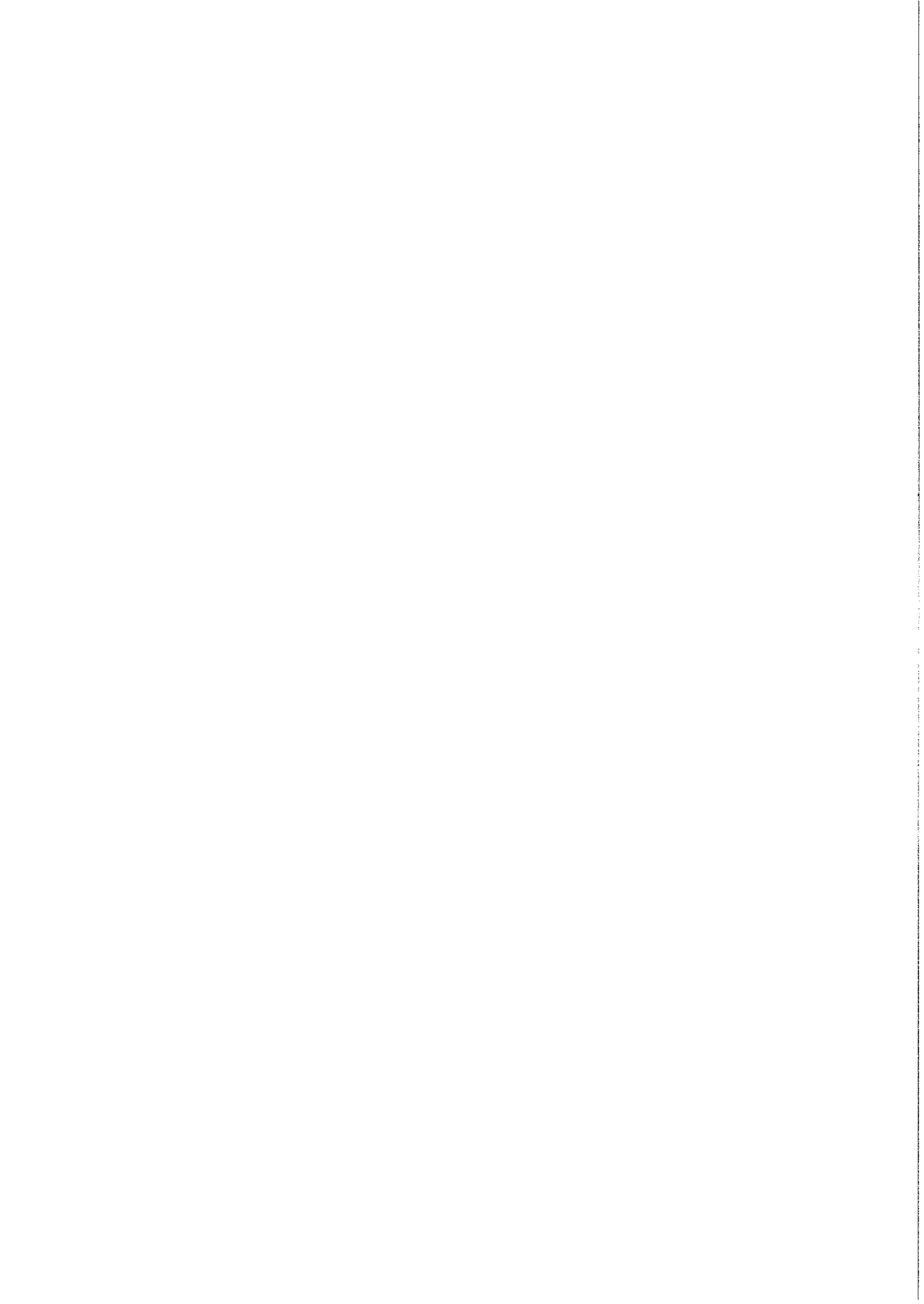
721/17 Report on Visit to Whitehaven Academy

Councillor Roberts gave a report on his recent visit to Whitehaven Academy and his meeting with the Headmaster Warren Turner. He said academic achievements were moving ahead and although the school was still in special measures the headteacher and the managers were taking effective measures towards getting out of special measures and that they had received a reasonably good OFSTED Report. He said that this showed the school was really progressing and that when he walked round the school it had a very happy atmosphere which was very different from a couple of years ago. Councillor Guest asked about the school buildings and Councillor Roberts replied that the first thing to do was to get the academia to rise and then repairs to the campus could be looked at. He said he would keep Members informed of the progress.

RESOLVED – That the report be noted

722/17 Whitehaven Mining Company

Councillor Laine said that a planning application had been made to Cumbria County Council and the mining company had asked all local



authorities, residents and groups if people would be willing to support the planning application. She said she was concerned that the Town Council had not responded so together with Councillor Guest she had drafted a response which had been circulated to Councillors for approval. Councillor Laine said that included in the letter was reference to

- Creation of approximately 500 new jobs
- Compliance with the Local Plan
- Competitive salaries
- Listening the people's views on environmental issues
- That mining was part of community history

RESOLVED – That the letter drafted by Councillor Laine and Councillor Guest be sent to Rachel Brophy at Cumbria County Council as soon as possible.

723/17

Problem of Drugs and other related items

Councillor Guest stated that both he and Councillor Laine had a problem with this in their wards. He referred to the play park on the Welfare field where a little girl had been pricked with a needle that was on the ground and said that following this himself and Councillor Laine had called a meeting with UNITY, Louise Coid from Copeland Borough Council and the Police. Councillor Laine said at the meeting it became clear that there was a lot of information being received by the Police and CBC but that it was not being shared with UNITY.

Councillor Guest has asked if a card could be produced with contact details of the Agencies so if anything happened people could contact them. Councillor Laine said there was nothing on the Town Council's website about this and said that UNITY would give the Council some information for this. She said that UNITY need to be informed when any needles are found as they may be able to identify the user.

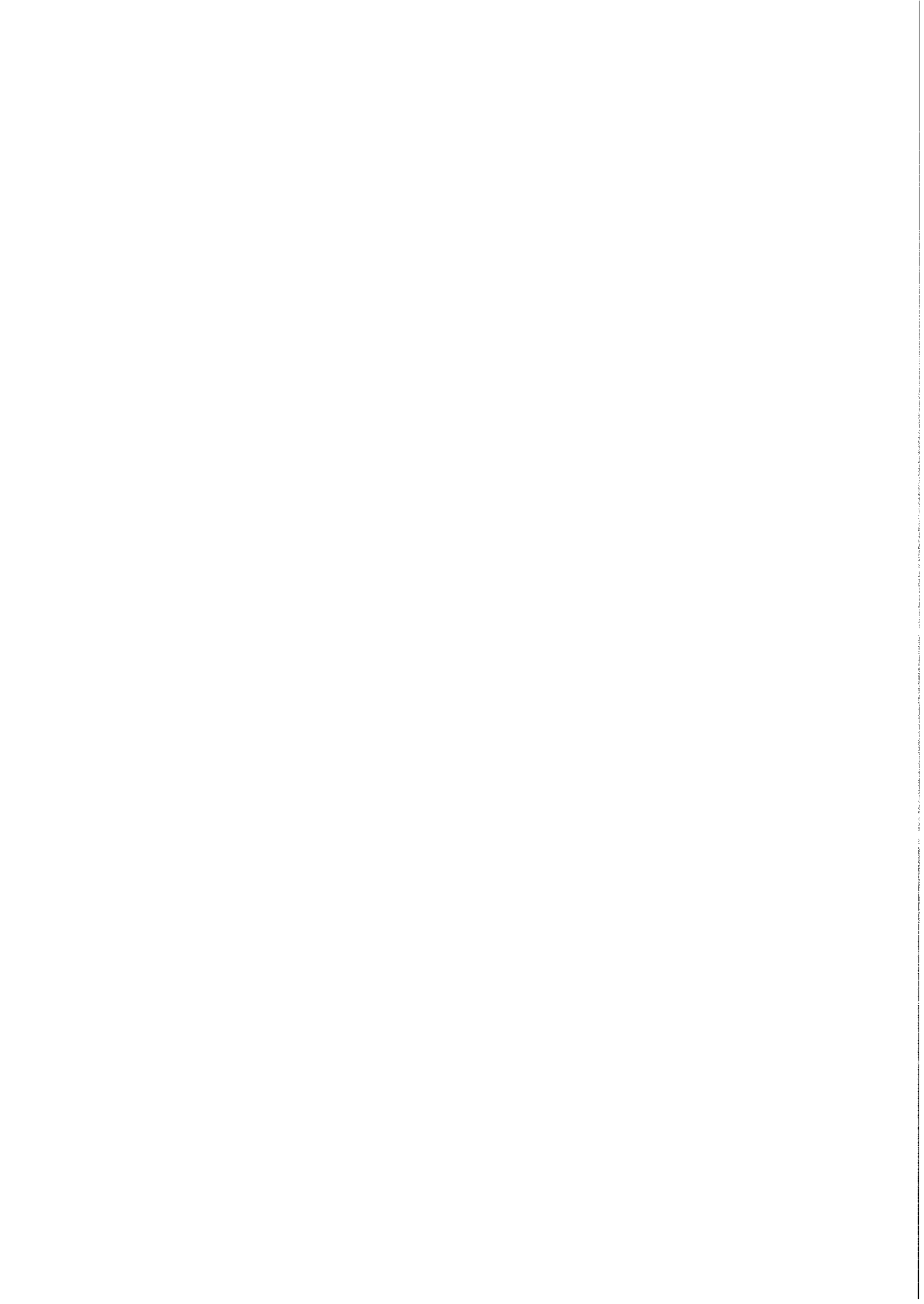
Councillor Laine said that UNITY had said they would like to be consulted on any grant application to the Council for any event being organised or by anyone organising an event so that they could help with a risk assessment and also check the property to be use was clean and free of any drug use.

The Chairman thanked Councillor Laine and Councillor Guest for the report and it was

RESOLVED – That the report be noted

Councillor Matters

- (i) Councillor Guest referred to the licence for the Airmens Memorial and the Clerk said the licence was being dealt with.
- (ii) Councillor Forster said that the residents group were starting a speed watch especially on Main Street Hensingham and that they had been in touch with the headmasters of the schools nearby and it was likely that they would wish to take part in any campaign
- (iii) Councillor Kane referred to car parking spaces opposite Joe Bananas outside St Nicholas Park and said 5 spaces had suddenly appeared. He said cars were coming round the corner and he was concerned that there was going to be a crash. He said there were double yellow lines at each end of the parking spaces and was concerned as people were parking there all day.
- (iv) Councillor Laine asked if we could ask the Borough Council if they would provide free parking during the Taste Cumbria.
- (v) Councillor Laine referred to bins, rubbish and the cattle arch subway. She said she had had a meeting with the Headmaster of Valley School Nigel Shipton-Smith and the Police regarding drugs and anti-social behaviour and had drawn up a questionnaire with the Headmaster which he would be sending to all parents to try and find out what the issue was. Councillor Laine said she had contacted Sustrans who said that they could re-route the cycle path that goes through the area to avoid the cattle arch although the concern was about the path going onto the public highway.
- (vi) Councillor Laine said a number of people had contacted her as they were worried about the cladding and insulation on their homes. She had been in touch with the Fire Service and provided sample cladding from someone's home and the Fire Service and they had given an assurance that this met safety standards
- (vii) Councillor Laine said that the problem with the water seemed to be getting worse and that people wanted to know what was happening and asked if the Town Council could get an official response from United Utilities. The Chairman said a



response had been received and that it was going to the Health and Wellbeing Board of the CCC and that the MP was also involved.

- (viii) Councillor Maudling said that the parking on Duke Street that Councillor Kane referred to was not from Albion Square but that it was the businesses opposite that were parking there.
- (ix) Councillor Maudling said that CBC was replacing the bin liners on King Street but that the liners were too high and people could not get their hands in but that he would bring it to the attention of Janice Carrol at CBC
- (x) Councillor Forster said that assurances had been given that the cladding on the hospital was safe.

725/17

Date and Venue of the Next Meeting

RESOLVED - That the next meeting be held on 27th July 2017 at 7.00pm at the United Reformed Church

The meeting closed at 9.00pm

Chairman

WHITEHAVEN TOWN COUNCIL

Minutes of the Extraordinary Council Meeting held on 17th July 2017

Present: Councillors B O’Kane (Chairman); R Gill; J. Kane; C Maudling; G. Roberts

M. Jewell, Clerk and Responsible Financial Officer

V. Gorley Trainee Assistant Town Clerk

Representatives from Whitehaven Rugby League Football Club

Representative from Bransty Rangers Junior Football Club

725/17 Apologies For Absence

Apologies for absence were received from Councillor Guest, Councillor Forster, Councillor Gearing, Councillor Laine and Councillor Lowrey.

726/17 Declarations of Interest

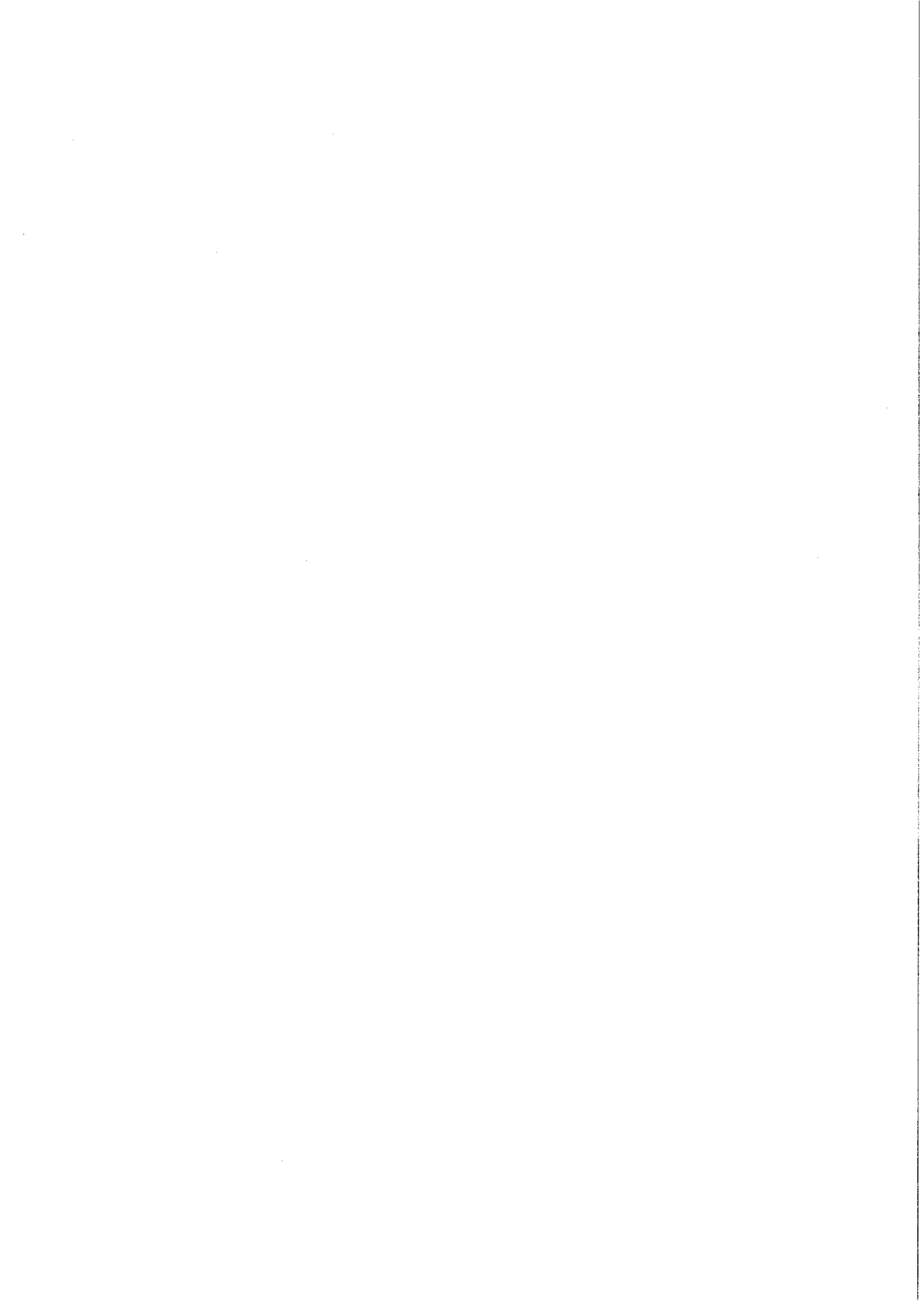
Councillor Gill declared that he had a step-grandson who played for Bransty Rangers.

727/17 Grant Applications

(i) Bransty Rangers Junior Football Club

Further to Minute number 717/17(ii) Members considered an application for a grant of £1166 (reduced from £1200) for replacement removable goal posts. The Clerk informed the Council that the Council had power to award the money under s19 of the Local Government (Miscellaneous Provisions) Act 1976. Following a discussion it was:-

RESOLVED – That £583 be awarded from Councillor O’Kane’s Ward Grant and £583 be awarded from Councillor Roberts’ Ward Grant.



(ii) Whitehaven Rugby League Football Club

Further to Minute 717/17 (i) Members considered a grant application for £10,000 for a music festival to raise money to fund and keep the club going and that people would be travelling to the event and they had been given lists of local hotels, restaurants and amenities in the town

The Clerk said that this event was for the provision of entertainments and to promote tourism and therefore the Council had power under s144 of the Local Government Act 1972 to award a grant. However there was a part of the application which appeared to be for education and the Council had no powers to make a grant for educational purposes. The Chairman said that this was noted and

Following a discussion the following resolutions were made

- (a) Councillor Gill proposed that in order to help the club to carry on running and to help keep a community asset that what was left in the grants budget be paid to Whitehaven Rugby League Football Club and as the budget would be spent after that that no further applications for grant funding should be considered until the start of the next financial year. This was seconded by Councillor Kane and Councillor Gill asked for a recorded vote.
- (b) Councillor Kane made a proposal that in the intervening period that rules and regulations for grant applications be drawn up. This was an additional proposal to Councillor Gill's.
- (c) Councillor Maudling made a counter proposal to Councillor Gill's proposal that £1500 should be kept back from the grants budget and the rest awarded to WRLFC. There was no seconder for this so the counter proposal fell.

A recorded vote was held on Councillor Gill's proposal and the result was as follows

Councillor O'Kane	For
Councillor Maudling	Against
Councillor Gill	For
Councillor Kane	For
Councillor Roberts	For

RESOLVED – That the remainder of the money in the grants budget be awarded to Kells Rugby League Football Club and that no further applications for grant funding should be considered until the start of the next financial year.

(d) Councillor Gill proposed that Councillor Kane's proposal for rules and regulations for grant applications to be drawn up in the intervening period be agreed and referred to the next meeting of the Policy and Resources and Finance Committee

RESOLVED – That this be approved and a report prepared for the next Policy and Resources and Finance Committee

728/17 **Hanging Baskets in Whitehaven**

Councillor O'Kane asked the Council's permission to raise a matter following on from Minute 708/18 of the Extraordinary Council Meeting on 27th June 2017.

He reported that he had made enquiries at Mirehouse Garden Centre about hanging baskets for Whitehaven and had been offered 24 hanging baskets this week at a cost of £500 (£600 including VAT). He said more might be available next week and was seeking approval to order the 24 hanging baskets and authorisation to spend a further £500 plus VAT if more hanging baskets could be obtained

RESOLVED – (i) That the purchase of 24 hanging baskets at £500 plus VAT be authorised and

(ii) That expenditure of a further £500 plus VAT be authorised if further hanging baskets become available.

The Meeting closed at 5.50

Chairman

WTC 28/07/2017

Item 7

Planning Application for Consideration by Whitehaven Town Council

<u>Application Number</u>	<u>Detail</u>
CH/4/17/2202/0F1	CHANGE OF USE FROM COMMERCIAL TO DOMESTIC 49A ROPER STREET, WHITEHAVEN
CH/4/17/2211/0F1	TWO STOREY REAR EXTENSION 75 BRANSTY ROAD, BRANSTY, WHITEHAVEN
CH/4/17/2212/0T1	PRIOR NOTIFICATION OF PROPOSED DEVELOPMENT BY TELECOMMUNICATIONS FOR INSTALLATION OF A 21M HIGH LATTICE MAST, HOUSING 3 NO. ANTENNAE AND 2 NO. DISHES AND 3 NO. EQUIPMENT CABINETS IN A FENCED COMPOUND WEST COAST COMPOSTING LIMITED, WILSON PIT YARD, WILSON PIT ROAD, WHITEHAVEN
CH/4/17/2217/0F1	REBUILDING OF AN OUTBUILDING TO TURN IT INTO A DOWNSTAIRS TOILET FOR A DISABLED ADAPTATION 72 TOMLIN AVENUE, WIREHOUSE, WHITEHAVEN
CH/4/17/2218/0F1	TWO STOREY REAR EXTENSION (AMENDMENT TO PREVIOUSLY APPROVED SCHEME 4/16/2418/0F1) 30 ENNERDALE TERRACE, KELLS, WHITEHAVEN
CH/4/17/2220/0F1	TWO STOREY SIDE EXTENSION AND FRONT PORCH 41 JERICHO ROAD, WHITEHAVEN
CH/4/17/2235/0F1	PROPOSED GROUND FLOOR EXTENSION TO ADD SUN ROOM TO WESTERN ELEVATION DAWSON CROFT, SANDWITH, WHITEHAVEN
CH/4/17/2242/TPO	FELLING OF ONE SYCAMORE TREE PROTECTED BY A TREE PRESERVATION ORDER 3 STANDINGS RISE, WHITEHAVEN
CH/4/17/2241/0L1	LISTED BUILDING CONSENT TO INSTALL 2 AIR- CONDITIONING UNITS TO THE 1 ST FLOOR OF THE BUILDING, WITH THE EXTERNAL CONDENSING UNITS LOCATED TO THE REAR FLAT ROOF 44 IRISH STREET, WHITEHAVEN

WTC 28/07/2017

Item 7

Planning Application for Consideration by Whitehaven Town Council

<u>Application Number</u>	<u>Detail</u>
CH/4/17/22450F1	ERECTION OF SIDE EXTENSION AND INTERNAL ALTERATIONS 33 HILL TOP ROAD, WHITEHAVEN
CH/4/17/2248/0F1	TEMPORARY CAR PARK (4 yrs) FOR APPROXIMATELY 118 SPACES LAND AT PRESTON STREET, WHITEHAVEN

FC 28/7/17
ITEM 8

Whitehaven Town Council

From: jayne Laine <jaynelaine@yahoo.com>
Sent: 14 July 2017 18:13
To: Whitehaven Town Council
Cc: Michael Guest; Brian O. Kane; Graham Roberts; Cllr John Kane; Raymond Gill; Jeanette Forster; Charles Maudling; Siobhan Gearing; Tony Lowrey
Subject: PL\1689\05 (4/17/9007) - West Cumbria Mining Ltd
Attachments: West Cumbria Mining Support Letter - WTC Kells & Mirehouse.pdf; image.png

Dear Marlene (& all Councillors)

RE: PL\1689\05 (4/17/9007) - West Cumbria Mining Ltd

Thank you for your email.

Unfortunately, the deadline has now passed as the consultation closed on 10.07.17 to submit any further representations regarding this planning application. I was of the opinion that CBC were also to be consulted but it would seem that is not the case *'despite'* it being listed here http://www.copeland.gov.uk/sites/default/files/attachments/d_weekly_list_09_06_17.pdf. This may be down to our distinct lack of training of Councillors for Planning on this Council or lack of feedback from County Councillors regarding developments within our town.

Recently and at the last meeting of Full Council I requested that the Whitehaven Town Council receive all Planning applications from all authorities (CBC and CCC) for representations from WTC. I would like to see this as an agenda item at the next council meeting. I would also like to include in this agenda item training for all councillors relating to Planning in the hope that we are all aware of our responsibilities to our residents especially with projects of this scale. Whilst Parish / Town Councils are not necessarily consulted directly, our collective opinions are still taken into serious consideration.

I fear that we *'may'* have missed a prime opportunity to represent the public on some key matters which I'm sure make perfect and common sense. I had hoped that the attached could have been delivered to CBC but alas they are not to be consulted only CCC.

I am circulating a joint letter written by myself and Councillor Guest (Kells) as an **'extra submission'** to the consultation for CCC West Cumbria Mining Ltd PL\1689\05 (4/17/9007). This is written as ward councillors.

If you wish as a ward councillor to support the views in the attached letter dated 10.07.17 could you write individually as *'ward councillor'* to rachel.brophy@cumbria.gov.uk Unfortunately there is no time left really to have this as an agenda item any more. Any late representations **'may'** I am told still be fed into the process and considered. I am of the opinion that this really should have been on our radar for discussion and representation months ago. If you agree with the attached letter - feel free to simply support what is said alternatively you can write your own individual letter if you wish.

We really do need to be more proactive about Planning in this town and circulate important planning applications in a timely manner.

Suggested Agenda Item for Full Council if held on 27.07.17

Planning

- * Motion - Training to be provided for all councillors with regards to planning (example of topics that could and should be included)
- * Motion - Planning applications to be circulated in 'good time' from all authorities (not just CBC)

* Motion - Planning Committee to be set up - open meetings so as many residents from the towns wards can attend and contribute to discussion

* Motion - Planning should be agenda item 1 or 2 always unless exceptional circumstances

I hope this helps and hope that you agree with the supplementary information to the representation made by full council on 29.06.17

Best Wishes

Jayne Lainé

14.07.17

To

- jaynelaine@yahoo.com

Message body

Hello Jayne

Following your email of 11th July 2017 in respect of the above the Chairman has asked me to put an item on the Agenda about this and as you have offered to put something together for Councillors to peruse, can you please let me have the details so that I can either include them with the Agenda or circulate them.

Best Regards

Marlene

Dear Mrs Brophy

Re: PL\1689\05 (4/17/9007) - West Cumbria Mining Ltd

Please find attached an extra submission to the consultation which I hope you will be able to add to the others that you have. Apologies for the lateness in sending this to you, but I have had some issues with my internet.

It is a joint submission by both Cllr Michael Guest and myself as ward councillors in the wards that his development will affect. This is to compliment the Town Councils full response that you received this month.

Best Wishes

Jayne Lainé (Mirehouse) & Michael Guest (Kells)
Town Councillors
Whitehaven

- Advertisements
- Air quality
- Appeals
- Before submitting an application
- Climate change
- Community Infrastructure Levy
- Conserving and enhancing the historic environment
- Consultation and pre-decision matters
- Crown Development
- Design
- Determining a planning application
- Duty to cooperate
- Ensuring effective enforcement
- Ensuring the vitality of town centres
- Environmental Impact Assessment
- Fees for planning applications
- Flexible options for planning permissions
- Flood Risk and Coastal Change
- Hazardous Substances
- Health and wellbeing
- Housing and economic development needs assessments
- Housing and economic land availability assessment
- Housing- Optional Technical Standards
- Land affected by contamination
- Land Stability
- Lawful development certificates
- Light pollution
- Local Plans
- Making an application
- Minerals
- Natural Environment
- Neighbourhood Planning
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning obligations
- Renewable and low carbon energy
- Rural Housing
- Starter Homes
- Strategic environmental assessment and sustainability appraisal
- Transport evidence bases in plan making and decision taking
- Travel plans, transport assessments and statements in decision-taking
- Tree Preservation Orders and trees in conservation areas
- Use of Planning Conditions
- Viability
- Waste
- Water supply, wastewater and water quality
- When is permission required?

FINANCIAL REPORT

Purpose of the Report

- (i) Members are asked to consider a list of invoices for authorisation and payment as shown at Appendix 1
- (ii) Members are asked to decide if the parking permit be renewed
- (iii) That the recommendations in paragraphs 3.3 and 3.4 be approved

1.0 INTRODUCTION

- 1.1 Authorise the payment of all invoices as listed in Appendix 1
- 1.2 The Council is asked to note the cashbook as reconciled with the bank account as shown at Appendix 2 together with Income and Expenditure at Appendix 3.
- 1.3 The Council is asked to consider the position with the payment for the provision of a parking space at Whitehaven Civic Hall. Members will recall that this was deferred for further information at the last Council meeting. Information has been circulated to Members and it appears that the purchase of the space was authorised and the Council's decision whether or not to renew the parking permit is requested.

2.0 FINANCIAL POSITION

- 2.1 The bank reconciliation was carried out on 21st July 2017. This shows a balance of £347383.62. There are however cheques to the value of £4,499.18 still to be presented and cleared.
- 2.2 Members will note that an amount of £1,574.08 was paid into the Council's Bank Account on 18th July 2017. This is a refund on the business rates payable by the Town Council and was the result of an application for small business relief which Vanessa submitted to CBC.

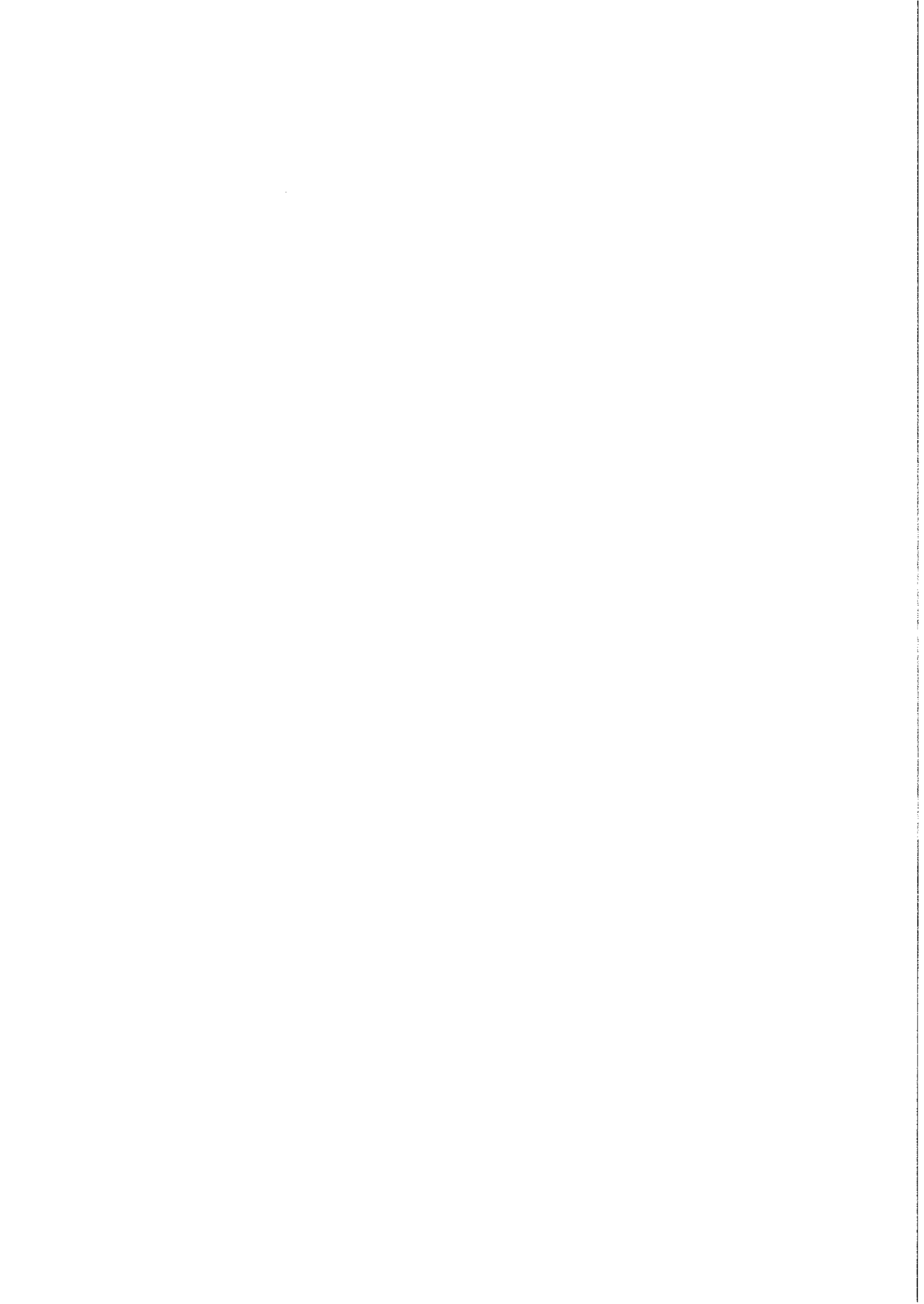
- 2.3 The income of £28,683.93 was the VAT refund for the period November 2015 to December 2016. An application has been submitted for a VAT refund for January 2017 to June 2017 and in future applications will be made each month.
- 2.4 The balance in the deposit account as at 19th July 2017
£139,885.77

3.0 RECOMMENDATION

- 3.1 The invoices listed and shown in Appendix 1 be approved and authorised for payment.
- 3.2 Members are asked to decide whether or not the parking permit be renewed
- 3.3 The Cashbook (Appendix 2) and the Income and Expenditure (Appendix 3) be noted.
- 3.4 That the information at 2.2 and 2.3 be noted

WHITEHAVEN TOWN COUNCIL
CASH BOOK FROM 1 APRIL 2017

Date	Ref	Description	Salaries	Expenses	Training	Office/ Ptn Hire	Allotments	Warden	Market	Cleaning/ Maint	Grants	Spansions/ promotion	Insurance & Audit	Mayor	Ward Grants?	Elections	Net Total	VAT	Total	Min. Ref.
03/04/2017	192	Luke Johnson				118.00											118.00		118.00	647/17(0)
03/04/2017	195	Rosehill Youth Theatre				60.00											60.00		60.00	647/17(0)
11/04/2017	197	Sandwich Village Group													500.00		500.00		500.00	647/17(0)
11/04/2017	198	Whitehaven District Operatic Society									5,000.00						5,000.00		5,000.00	647/17(0)
18/04/2017	185	Mayor Of Workington Dinner												50.00			50.00		50.00	Mayor
19/04/2017	186	Alledale B.C. Civic dinner												40.00			40.00		40.00	
25/04/2017	DD	BT																		
28/04/2017	199	Cumbria Association of Local Councils				110.66											110.66	22.13	132.79	647/17(0)
28/04/2017	200	Whitehaven Golf Club				702.10											702.10	13.00	715.10	662/17(0)
28/04/2017	202	Copeland Borough Council				37.00	2,510.00										37.00	7.40	44.40	662/17(0)
28/04/2017	203	Wasscom		6,658.04		675.34					625.56		108.00				10,581.96	1,958.73	12,540.69	662/17(0)
28/04/2017	204	Westlakes Recruit UK - Agency Fees		361.12		210.00											210.00	42.00	252.00	662/17(0)
28/04/2017	205	United Reformed Church				120.00											120.00	72.22	192.22	662/17(0)
28/04/2017	206	Graham Roberts			32.10												32.10		32.10	662/17(0)
28/04/2017	207	Viking Direct - Stationery				31.18											31.18	6.24	37.42	662/17(0)
28/04/2017	208	Parish of Whitehaven				15.00					1,608.49						1,608.49		1,608.49	662/17(0)
28/04/2017		unpaid cheque charge															15.00		15.00	
May-17		Corporate Finance				408					408						408		408	
11/05/2017	209	Whitehaven Heritage Action Group									525						525		525	663/17(0)
11/05/2017	210	Cumbria Payroll Services - reissue 187		916.00													916.00	19.2	935.20	647/17(0)
25/05/2017	211	CBC NDR reissue 190				829.38											829.38		829.38	647/17(0)
25/05/2017	212	CBC energy charges for Room 3 reissue 190				65.4	1,910										65.4	382	2,292.00	647/17(0)
25/05/2017	213	CBC Allotments reissue 190																	353.86	647/17(0)
25/05/2017	214	CBC - Damages to lights reissue 196																	274.49	647/17(0)
25/05/2017	215	Enn reissue 191																	514.23	647/17(0)
25/05/2017	216	Midshire reissue 194				514.23		395.86									514.23	102.85	617.08	647/17(0)
25/05/2017	217	Westcom reissue 195				180		274.49									180	36	216	647/17(0)
25/05/2017	218	Online Systems reissue 201				210											210	42	252	662/17(0)
25/05/2017	219	Westlakes Recruit Ltd reissue 188		2,017.88													2,017.88	403.56	2,421.44	647/17(0)
26/05/2017	DD	BT																		
31/05/2017	221	Westlakes Recruit Ltd				112.68											112.68	22.54	135.22	
31/05/2017	222	Westlakes Recruit Ltd		783.24													783.24	75.65	858.89	666/17(0)
31/05/2017	223	Westlakes Recruit Ltd		359.16													359.16	67.85	427.01	666/17(0)
31/05/2017	224	Viking Direct - Stationery		451.4													451.4	90.28	541.68	666/17(0)
31/05/2017	225	Internal Auditor				35.33											35.33	7.07	42.4	666/17(0)
31/05/2017	226	Westlakes Recruit Ltd		993.08								250					993.08	198.62	1,191.70	666/17(0)
31/05/2017	227	CBC Allotments					1,910										1,910	382	2,292.00	686/17(0)
31/05/2017	228	CBC gate at cartage allotments				60	360										60	72	432	686/17(0)
31/05/2017	229	United Reformed Church				65.4											65.4		65.4	686/17(0)
31/05/2017	230	CBC energy charges for Room 3																	2,466.07	686/17(0)
31/05/2017	231	Zurich Insurance																	5.2	686/17(0)
31/05/2017	232	G Roberts travelling expenses		5.2													5.2		5.2	686/17(0)
13/06/2017	235	Cumbria Media				168					10,000						168		10,000	631/17(0)
13/06/2017	234	Greenbank Park Social Club									10,000						10,000		10,000	648/17(0)
27/06/2017	236	Kee Park																		
27/06/2017	DD	BT																		
03/07/2017	237	Cumbria Association of Local Councils				96.19											96.19	19.64	1,041	716/17(0)
03/07/2017	238	Westcom		1041.42													1,041	15	96	716/17(0)
03/07/2017	239	Copeland Borough Council		3461.89													3,462	692.38	4,154	716/17(0)
03/07/2017	240	Copeland Borough Council					1910										1,910	382	2,292	716/17(0)
03/07/2017	241	United Reformed Church				60											60		60	716/17(0)
03/07/2017	242	Rosehill Youth Theatre				240											240		240	716/17(0)
03/07/2017	243	Luke Johnson				60											60		60	716/17(0)
03/07/2017	244	Copeland Borough Council															240		240	716/17(0)
03/07/2017	245	Copeland Borough Council															60		60	716/17(0)
03/07/2017	246	Copeland Borough Council															2,875		2,875	716/17(0)
13/07/2017	247	Cumbrian Newspapers															2,922		2,922	716/17(0)
13/07/2017	248	Kelkfest															3,112		3,112	716/17(0)
13/07/2017	249	Brothys Trust															15,000		15,000	682/17(0)
14/07/2017	253	Greenbank Park Social Club									15,000						10,000		10,000	663/17(0)
15/07/2017	541	M Jewell		5595.33													2,000		2,000	631/17(0)
15/07/2017	541	V Gorry		1661.19													1,661		1,661	
20/07/2017	254	HMRC - TAX and NI Contributions		3304.76													3,302		3,302	
			25,720.03	1078.72		5,269.88	6,680.00	628.35			55,135.07		2,825.07	90.00	2,500.00	8,908.72	110,755.91	5,228.06	115,983.97	



WHITEHAVEN TOWN COUNCIL - RECREATED CASH BOOK**INCOME 2017-18**

Date	Item	Precept	Interest	Other
01/04/2017	Interest		4750.03	
25/04/2017	Parish Precept	334166.78		
15/06/2017	Charity Fund			100
05/07/2017	Tax Refund			28683.93
18/07/2017	SBRR			1574.08

334166.78	4750.03	30358.01	
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**WHITEHAVEN TOWN COUNCIL
SUMMARISED INCOME & EXPENDITURE STATEMENT
FINANCIAL YEAR 2017-18**

	Expenditure Net of VAT	Invoices not yet processed	Budget
BANK BALANCES BROUGHT FORWARD			
CBS 53905917	44,343.62		
CBS 53906216	185,135.74		
TOTAL OPENING BALANCE	229,479.36		
INCOME:			
Precept	334,166.78		
Interest (Deposit)	4,750.03		
Other Income	30,358.01		
TOTAL INCOME	369,274.82		
EXPENDITURE			
Salaries		25,720.09	
Expenses (Clerk & Councillors)		1,078.72	
Training		-	
Office Exps/Room Hire		5,269.89	
Allotments		6,690.00	
Winter Wonderland (Christmas Lights)		628.35	
Market		-	
Cleaning & Maintenance		-	
General Grants		55,135.07	
Sponsorship		-	
Insurance & Audit		2,825.07	
Mayor's Events		90.00	
Ward Grants		2,500.00	
Elections		8,908.72	
VAT (to be reclaimed)		5,228.06	
TOTAL EXPENDITURE		115,983.97	
CASH BOOK BALANCE			
Brought forward		229,479.36	
Income		369,274.82	
Expenditure		115,983.97	
Town Council Funds		482,770.21	
BANK BALANCES			
CBS 53905917 (21 July 2017)		347,383.62	
CBS 53906216 (21 July 2017)		139,885.77	
		487,269.39	
Unpresented Cheques		4,499.18	
FINANCIAL POSITION		482,770.21	

FC 28/7/17
ITEM 10

Paper for Whitehaven Town Council - Regeneration Committee

Topic: Whitehaven Market – continuing development

Report provided by Copeland Borough Council

1. Summary and Request

Copeland Borough Council has an on-going development proposal for Whitehaven Market. This paper is asking for a contribution towards the annual operational cost of Whitehaven Market for this current year 2017/18. The request is for a grant from Whitehaven Town Council for £32,105, ie 50% contribution of the costs in line with your role as a key local stakeholder.

The plans to move to long term sustainability would be best supported by a further external grant from 2018/19 for two key elements: a) annual grant or sponsorship for special events in the market b) a grant to assist residents, particularly young entrepreneurs, to access to a subsidised market stall for a set period of time, alongside a small set-up grant. Whitehaven Town Council is invited to consider what support role it could play in achieving these goals.

The following paper sets out details in support of these two requests for support.

2. Background and 2016/17 Performance

2.1 The Whitehaven Market Charter sets the framework for our market in the centre of Whitehaven. We believe the past eight months have delivered a collaboration between our two council to promote and keep local residents and visitors using the market to shop and to sell. We agreed an 18 month development programme and are now approaching the Town Council to continue and finish this development phase.

2.2 Following the successful re-launch of the market with the newly purchased stalls, in September 2016, the market has seen a general increase on both market days. In January 2017 the market was typically attracting around 5 regular traders on both Thursday and Saturday, since the Market Development Officer was appointed in March the market is attracting twelve regular stall holders on a Saturday and ten on a Thursday. The market also attracts a further 4 semi-regular traders who now attend on a seasonal basis. Since the relaunch and the provision of stalls there has been an increase in the number of casual traders attending the market on both days. The market regularly comprises 9 x 3m and 3 x 3m stalls each week. Other stalls are provided in response to casual trader requests and we aim to have at least 2 stalls available for traders turning up on the day without prior notice.

- 2.3 The Council's Corporate Strategy puts emphasis on town centre regeneration and increasing commercialisation of council services. We have successfully started to promote the market in the last six to eight months, it now has a more recognisable, stronger brand with a more diverse offering of products and services. In the past year we have celebrated the market through major events and competitions and as part of the events offering free stalls to new traders. Charges have been held for a further year and we continue to offer a discount on stall fees for regular traders who commit on a long term basis. We are encouraging regular traders to move to a direct debit arrangement and the Council is investing in a hand held chip and pin device to enable immediate card payments, which is especially useful for ad hoc casual traders.
- 2.4 The Council, has continued to be pro-active in meeting with stakeholders including traders, local businesses and other interested parties. The Mayor is supportive and always attends to ensure we respond to feedback. As a result of a traders suggestion a trial was held during the Love Your Local Market fortnight in May where one stall on a rota basis was given the opportunity to stand in the most prominent position in the market as a "feature stall". This was well received and is being considered for a permanent feature.
- 2.5 Our strategy set out to the Town Council last is to use a cycle designed to enable the market to take advantage of seasonal activity and target customers and traders needs throughout the year. We have run a number of focused events including the launch and Christmas Market weekends and have a number planned for 2017 including linking to Taste Cumbria, the one year celebration in September and Christmas 2017. These events do attract new traders. The Council participated this year in "Love Your Local Market (LYLM)" which is a national campaign to encourage markets. The successful campaign #LYLM2017 was supported by all stallholders and a Facebook competition for a voucher to spend on the market which reached 3,000 people.
- 2.6 The Council have a part time Market Development Officer who took up post at the end of March. Her focus for the first 3 months has been looking at what makes other markets successful, the use of social media in promoting the market and making contacts for potential event and networking opportunities.
- 2.7 The aim of the initial business plan was to reach operational viability within 18 months, by April 2018. We are currently half way through this first phase.

3. Proposal

- 3.1 We will be looking to ensure that events in the Market reflect key local events, as well as national (e.g. The Love Your Local Market Campaign) and international occasions. We are inviting Whitehaven Town Council to continue to work with the Council on developing and commissioning events and entertainment in Whitehaven which will enhance footfall on market days. We know from previous experience that local occasions will be bolstered by music and street

entertainment. The Town Council may wish to commission and manage activity themselves or allocate a budget to Copeland Council linked to our events.

3.2 As in 2016/17, we are asking for a contribution of 50% towards operational costs for 2017/18 from Whitehaven Town Council. This, as highlighted in the initial discussions and approach to the Town Council, enables much needed development time to implement the marketing and business plan and continue to build on successes to date. This involves three key areas:

- 50% contribution to market officer salary ensuring 2.5 day per week focus on Whitehaven Market development and delivery (0.5 day per week is spent on Egremont and Cleator Moor markets);
- 50% contribution to stall set up/take down, storage and transportation costs; (Enforcement at each market day is provided by Copeland Council separately), and
- 50% marketing costs contribution.

3.3 We identified future phases of development in our original business case for the market and this included two key elements for 2017/18 which are:

- a A market trader initiative which would support 6 start-up business stalls throughout the course of the year. Following a similar national initiative the campaign would focus on young local market entrepreneurs, age 16-24, through the provision of a free stall for 6 weeks, along with a small start-up grant, and grant to cover public liability insurance.
- b Additional tables to support the demand from existing stall holders and a small amount to cover the cost of maintaining current stalls and associated items (gutters, sides etc.).

Grant support for this needs to be available for September 2017 to take best advantage of the Christmas season and support from Schools and Youth Projects for our young entrepreneurs. Costs are set out below.

4. Finances

4.1 Having operated the new market since September, based on expenditure to date a budget for 2017-18 has been drafted. Appendix A sets out the 2016/17 expenditure and budgeted costs for 2017/18. The table shows the full operating costs of the market including overheads and management and administration costs borne by CBC.

4.2 The capital grant from Whitehaven Town Council funded the purchase of new branded stalls and associated equipment (weights, gutters, curtains and tables) which underpinned the successful relaunch of the Market. Revenue funding supported the Market Development Officer and the routine operational costs of setting up, taking down and transporting the stalls.

6.1 Quarterly performance reports on the market will be made to the Council's executive in line with our performance management framework and shared with key stakeholders. An operational monthly statistical statement on stall holder number and market consumer engagement can to be provided to grant funders.

6.2 We include in our marketing material recognition of grant support.

7. Future Market Development.

7.1 We continue to have a market advisory group which is open to interested stakeholders. We recognise the importance of Whitehaven Town Council's engagement with this in helping to continue the development of Whitehaven Market to becoming sustainable, well-used and a central part of the community.

APPENDIX A 2016-17 costs and 2017-18 budget.

	2016/17 (partial year)		2017/18	
	CBC	WTC	CBC	WTC
Capital/One off Costs				
Stalls & Equipment	0	39559	0	0
Market Security (Relaunch)	In kind	1287	0	0
Continental Market associated costs	500	0		
	500	40846	0	0
Revenue Costs				
NNDR	10934	0	8689	0
Marketing & promotions	5883	0	6642*	2525
Market Development Officer	1014	1014	8245**	6169.5
Operational Costs (stall setup)	5122	5122	11600	11600
Stall maintenance & equipment			1500	1500
Management & Admin	3439	0	6878	0
Running costs (exc capital)	26392	6136	43554	21795
Income	19295			

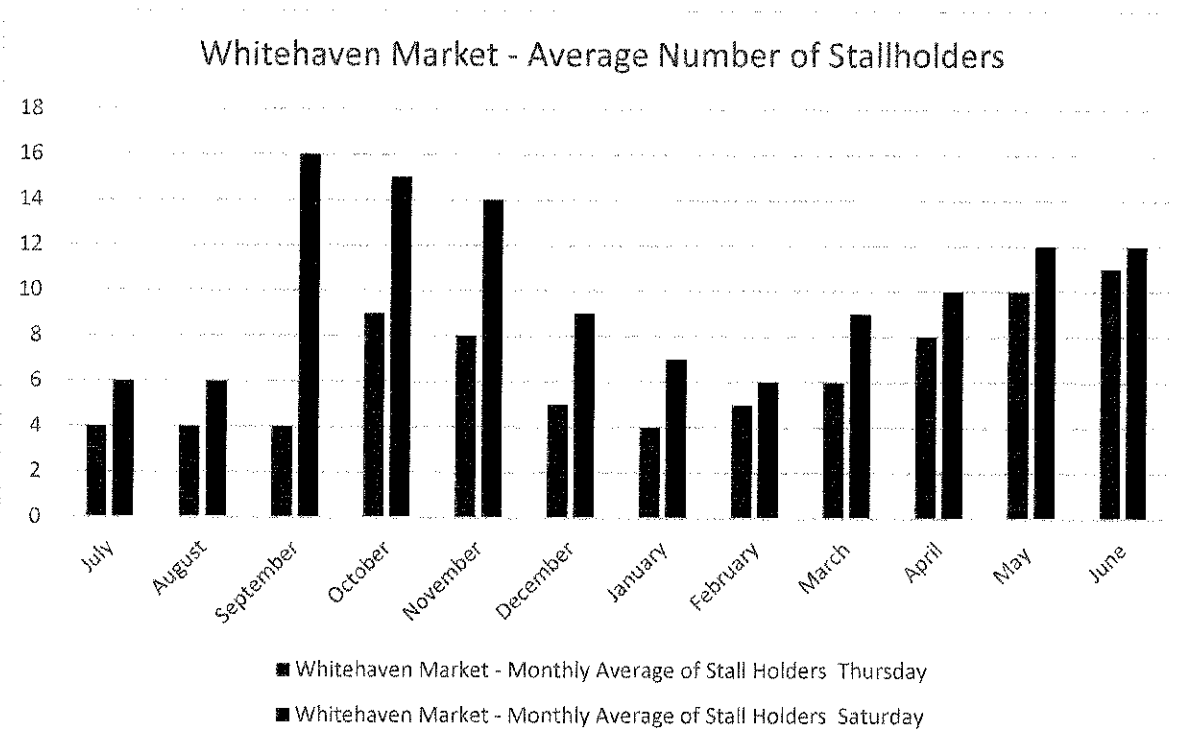
* Includes £4117 remaining from contract with CN group

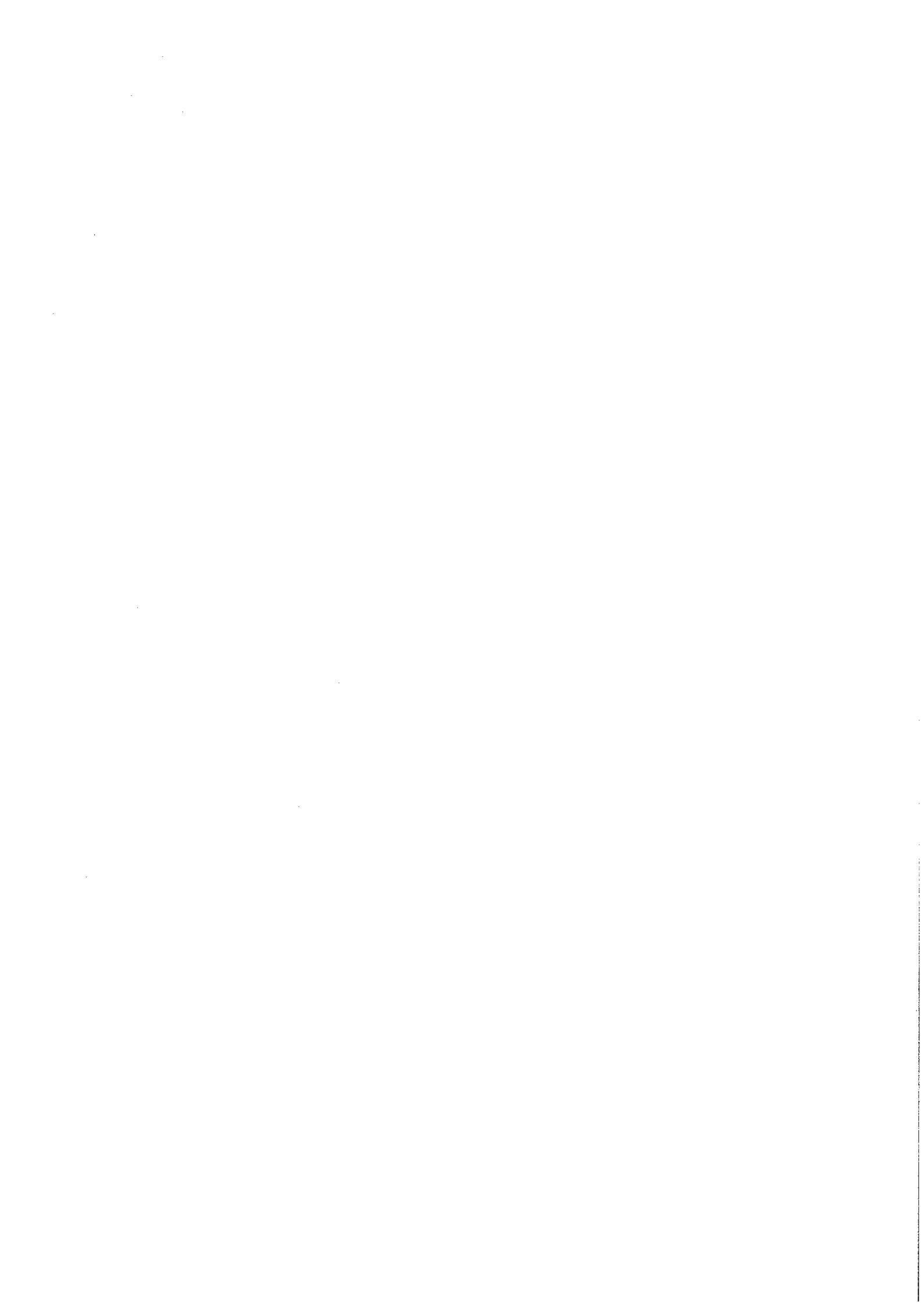
** 15% of salary for Egremont and Cleator Moor covered by CBC

Appendix B 2016/17 Stallholder Performance

The graph below shows the average number of stallholders that attend Whitehaven Market. This has been worked out as a mean figure – some weeks in the month have had less, others have had more.

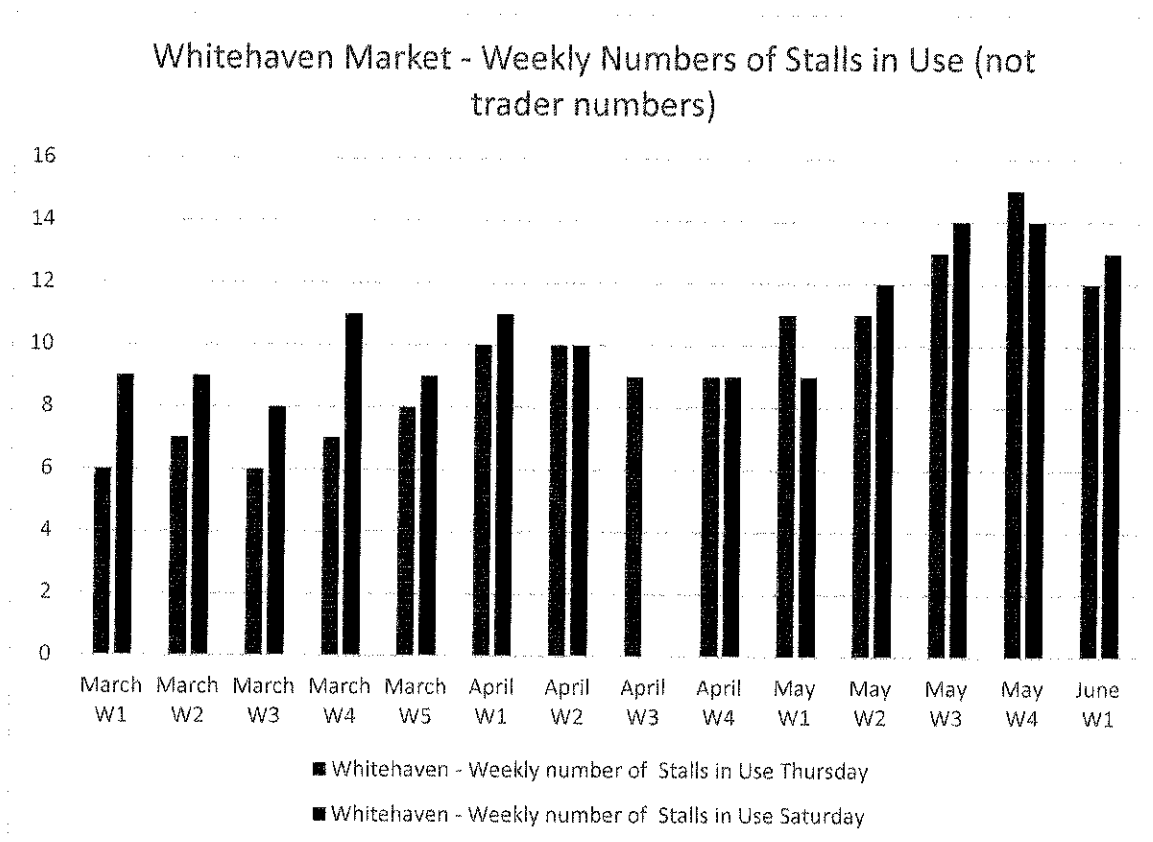
As the graph clearly shows, the re-launch of Whitehaven Market in September was a huge success. The higher stallholder numbers continued into November with the help of the Christmas market and light switch on. July / August 2016 show where the market was prior to the re-launch. In September the average for September was 16 – this takes into account the re-launch weekend. Through the winter months there was a steady decline in numbers with January/February 2017 attracting similar numbers as prior to the re-launch. However, it must be considered that during this time 2 market days were cancelled due to bad weather which reduced the average for this time. From March there has been a steady increase in the number of stallholders taking up a pitch at Whitehaven Market on both Thursdays and Saturdays. Thursday has been particularly successful with more stallholders on a Thursday now than during the re-launch period.





The graph below shows the number of stalls on use rather than the number of traders. In April W3 we did not have any data for the Saturday so are unable to provide a figure for this week.

May W4 saw more stalls on a Thursday than Saturday. May 2017 was particularly successful for the market due to the political party's taking stalls ahead of the general election. Two of the parties felt the market was a relevant place to be in order to meet the public. Some weeks have seen a decrease due to stallholders being on holidays (it must be noted that stallholders have 2 weeks holiday per year after standing for 1 year, any more than this, they continue to pay for).



Appendix 2. Market Costs for 2016/17



DRAFT CONSERVATION AREA DESIGN GUIDE
SUPPLEMENTARY PLANNING DOCUMENT JULY 2017

1

Photographs on front cover:

Clockwise from top left: Main Street, Egremont; Front Corkickle; Sandstone barn, Main Street, St Bees; Former YMCA restored as a foyer, Irish Street, Whitehaven; Terraced houses, Main Street, St Bees.

FOREWORD BY

COUNCILLOR MICHAEL McVEIGH

HERITAGE CHAMPION, COPELAND BOROUGH COUNCIL



The Borough of Copeland is home to many settlements that boast a wealth of heritage assets. We have many traditional buildings and street patterns that contribute to the unique character of the Borough's landscape. The centres of those towns and villages that have significant architectural and historic value have been designated as conservation areas, giving these special places the additional protection they need and deserve.

Copeland Borough Council has commissioned this Conservation Area Design Guide to help property owners, designers and builders understand the value of the heritage within our conservation areas, and to ensure that repairs, reinstatements and alterations are undertaken in a way that preserves these important assets.

As Heritage Champion, I fully endorse the design principles and guidance that this document sets out. We need to ensure our heritage is enhanced and protected for the benefit of our residents and visitors, and for current and future generations to enjoy.

This document is available in different formats such as large print, braille, audio or in a different language by calling 01946 598300.

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STATUS OF THIS DOCUMENT

This draft Design Guide will be subject to a statutory public consultation exercise, as it is council's intention that the Guide will be incorporated within the Copeland planning framework, by being adopted as Supplementary Planning Document (SPD).

SPD's are non-statutory documents which are not subject to an independent examination and do not have Development Plan status. However, they are subject to a thorough process of public consultation, in accordance with the council's Revised Statement of Community Involvement (SCI) and must also be consistent with national and local planning policies, as outlined in Appendix 2 Relevant Policies and Legislation.

The Conservation Area Design Guide SPD will act as a material planning consideration for decision makers when determining planning applications within, or in close proximity to, the conservation area boundary.

The statutory public consultation will take place for six weeks from 9 am on Monday 10th July through to 5 pm on Friday 18th August 2017.

Following public consultation, the draft Design Guide will be amended to take into account any relevant issues raised before being formally adopted as a SPD in December 2017.

INTRODUCTION

CONSERVATION AREAS

There are nine conservation areas in the Copeland Borough Council area, of which Beckermat, Cleator Moor, Corkickle, Egremont, Hensingham, Millom, St. Bees and Whitehaven are administered by the council. Ravenglass conservation area lies within the Lake District National Park and is administered by the Lake District National Park Authority.

Conservation areas are parts of our towns and villages which are rich in historic buildings and features. Rustic vernacular buildings are just as much part of our heritage as classic architecture and the conservation areas of Copeland have both.

Conservation areas are defined in law as:

"Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"

(s69 Planning (Listed Buildings and Conservation Areas) Act 1990)

The designation of a conservation area demonstrates a commitment by the local planning authority to protect and enhance its character. The character of a conservation area depends upon the quality and interest of all of its constituent parts: groups of buildings, individual buildings and the streets and spaces between them. Together they combine to create an area's special character, and therefore the purpose of a

conservation area is to conserve the quality of an entire area, whilst being aware of the balance and relationships between the various component parts.

Under current legislation, conservation area designation automatically brings the following works under planning control:

- demolition of buildings
- removal of or works to trees
- development that may be permitted elsewhere, for example some house extensions.

Planning applications for development in conservation areas are normally made in full, rather than as outline applications. This is so that the full impact of development on the character of a conservation area can be properly assessed. Please contact us for planning advice (see page 37 Contacts).

PURPOSE OF THE DESIGN GUIDE

Conservation areas are not intended simply as obstacles to change, but to ensure that change is managed sensitively.

The purpose of this Design Guide is to help property owners, designers and developers to achieve good, respectful design and thus protect the heritage that we share. It provides examples of authentic architectural components, that contribute to the streetscape of the conservation areas and demonstrate what should be retained, and how new building elements should be designed and constructed to sensitively make their contribution whilst not harming the historic environment.

This Design Guide is intended to be adopted by Copeland Borough Council as a Supplementary Planning Document to guide future development and assist the Council in managing change within and in the setting of the eight conservation areas it administers. It should be read in conjunction with the relevant local and national policy documents outlined in Appendix 2.

The descriptive text within the Architectural Elements section of the guide provides the context of the traditional architecture and design that make our conservation areas special.

The design guidelines are summarised in bold italics at the end of each section.

CONSERVATION AREA DESCRIPTIONS

GENERAL CHARACTERISTICS OF THE ARCHITECTURE OF COPELAND

The buildings of West Cumbria are predominantly sandstone and frequently finished in render. A very common feature is the use of stone dressings around windows and doorways. Early examples of rendered elevations are in lime based mortar, usually with a smooth lime painted finish in pastel or earth pigment colours. Roughcast or harling was used more as a protective finish on random coursed or rubble stone masonry and examples of this can be found on more 'rustic' buildings. Where the owner wished their property to make a statement of wealth or importance, the smooth render was 'lined' to imitate ashlar masonry.

Corporate and municipal buildings such as banks, council offices, schools and railway buildings tended to be built of dressed sandstone, predominantly red from local quarries. In Millom slate was also used as a building stone for banks and other larger commercial buildings.

Roofing materials were traditionally Westmorland slate and later Welsh slate. More recently many roofs have been replaced in clay or concrete tiles.

BECKERMET

A village of rural character that grew up around the confluence of two streams, Kirk Beck and Black Beck, with the latter giving character to the

middle of the village as it meanders past the front of the White Mare Hotel.



Terraces of cottages in Beckermat.

The village largely consists of informal terraces of traditional sandstone and rendered cottages, interspersed with double fronted Georgian style detached properties, and a number of farms with traditional sandstone farm buildings within the 'village envelope'.



Sandstone cottages in Beckermat.

CLEATOR MOOR

Cleator Moor conservation area is centred upon a formal square upon which stand the library, the former council offices, now the town council

office, built in red sandstone, and the more recently constructed Civic Hall.



Library in the central square of Cleator Moor.

Further imposing, predominantly rendered buildings, face the square from across the surrounding streets. The Phoenix Centre on Jacktrees Road features a long iron framed glass canopy.



Phoenix Centre in Cleator Moor.

CORKICKLE

This is an extremely attractive and well maintained conservation area with many fine two and three storey Georgian town houses in terraces.



Town houses in Front Corkickle.

The walls are generally smooth rendered with ashlar lining and finished in colourful pastel shades with decorative white stone features – porticos, window dressings, hood moulds and quoins. Fine panels of railings guard house frontages and entrance steps.

Along Inkerman Terrace there are large Victorian semi-detached properties and further impressive terraces with frontages rising up from the main road.



Inkerman Terrace in Corkickle.

EGREMONT

Egremont is a planned town with the wide Main Street running on a north / south axis leading to the Market Place close to Egremont Castle. Main Street accommodates most of the town's retail and commercial businesses in two and three storey buildings and is central to the town's conservation area. The streetscape is colourful with many rendered elevations in a variety of mainly pastel shades, interspersed with prominent red sandstone properties.



Main Street in Egremont.

The mature trees that line Main Street contribute to the special character of this conservation area.

ST BEES

This long linear village is attractive in appearance, with terraces of colourful rendered cottages ascending the sloping street, interspersed with some fine town houses, with attractive architectural detailing, and a small number of village shops.



Terraces of cottages in St Bees.

The imposing red sandstone buildings of St Bees School and St Bees Priory lie within the conservation area to the north of the village, separated by flat open meadows and playing fields.



St Bees School.

HENSINGHAM

The conservation area of Hensingham is centred on the junction of Main Street with Egremont Road. The most notable architectural features of this conservation area are the terraces of fine Georgian town houses rising up Main Street.



Holly Terrace in Hensingham.

MILLOM

The conservation area in Millom radiates out from Market Square with its domed clock tower and rendered buildings on either side.



Former Market Hall in Market Square, Millom.

Facing Market Square are imposing three storey commercial buildings in slate masonry with sandstone dressings. The streets in the conservation area mostly consist of terraces of rendered shops and houses, with occasional detached sandstone administrative buildings. Many of the shopfronts retain their original features, including pilasters, console brackets, fascias and cornices.

One of the attractions of Millom's conservation area is the extent of grassland which relieves the otherwise urban streetscape.



Park with avenue of trees on St Georges Road, Millom.

WHITEHAVEN

The character of the architecture in the Whitehaven conservation area is comprehensively described in the Whitehaven Town Centre and High Street Conservation Areas Character Appraisal:

<http://www.copeland.gov.uk/sites/default/files/attachments/ldfwhavencandhstconservationarea09.pdf>

Whitehaven is a fine Georgian town, planned by the Lowther family during the 17th and 18th centuries. Sir John Lowther ruled that the houses should be built in continuous rows with frontages directly against the street and the number of storeys restricted to three, although the actual height of the buildings varied. The resulting residential, commercial and administrative buildings created a model town of well

proportioned, predominantly pastel coloured rendered properties.



Three storey hotel in Church Street, Whitehaven.

The conservation area includes the long harbour walls and harbourside maritime buildings.



Sculpture celebrating the maritime history of Whitehaven.

The south-east corner of the conservation area has a curtilage of woods and open land around Whitehaven Castle, which has been redeveloped as individual apartments.

ARCHITECTURAL ELEMENTS

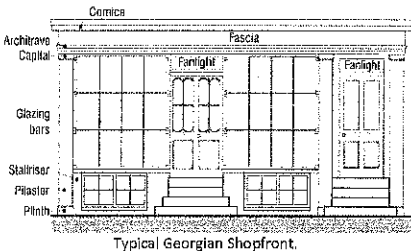
1 SHOPFRONTS AND ADVERTISING

1.1 TRADITIONAL SHOPFRONTS

The historic shopfronts in the conservation areas of Copeland date from the Georgian and Victorian periods.

The illustrations show examples of shopfronts in their original form, so that when repair or reinstatement of an historic shopfront is being considered, it can be designed as an authentic restoration of a period shopfront.

Shopfronts from the Georgian period, 1714-1837 generally consist of a narrow fascia, protected under a projecting cornice and pilasters at either side of the shopfront. There is normally a capital at the top of the pilaster, which appears to support the fascia above. At the foot of each pilaster, there is generally a plinth, projecting slightly from the front and sides of the pilaster.



Typical Georgian Shopfront.

The shop windows were divided by moulded wooden glazing bars, to incorporate the small panes of glass that were available during this

period, creating a vertical emphasis. The area below the shop windows is called a stallriser.

This illustration of a Georgian shopfront is based upon 19 Roper Street, a double fronted shop with a central shop doorway between shop windows with small panes on either side.

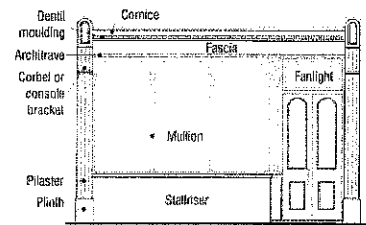


19 Roper Street, Whitehaven, 1974.

The floor level of the shop is raised above street level by approximately 600 mm, and the shop doorway is accessed by four steps. A photograph of 19 Roper Street taken in 1974 shows basement windows set into the stallriser below the shop windows.

There are other examples of basements protruding above street level in Whitehaven. To the right of the shop window is a doorway, also with four steps, to access the residential accommodation on the first and second floors. This separate access to the upper floors is fairly common.

The illustration below of a shopfront from the Victorian period, 1837-1901, demonstrates how the glazing format was influenced by the availability of larger panes of glass, where windows were subdivided into two, three and occasionally four vertical panes and the glazing bars were replaced by thicker mullions to support the heavier panes of glass. This framing was often finished with curved heads. Decorative console brackets or corbels, appearing to support the fascia, became a regular feature, as did the splayed recess for the shop doorway. The illustration shows a single fronted shop, dated 1860, with its recessed entrance door on one side of the shop window.



Typical Victorian Shopfront.

Few of the surviving shopfronts are unaltered through loss of historic architectural features or by addition of modern features.

The most common loss of features is the removal of glazing bars to allow large plate glass windows to be installed, the removal of the vertical pilasters at either side of the shopfront that serve to frame it and the removal of the console brackets (also sometimes referred to as corbels) at the top of the vertical pilasters.

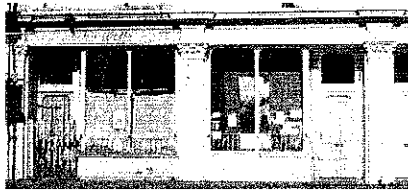


Loss of historic features: pilasters each side of shopfront have been removed and the sign spoils the proportions of the shop window instead of occupying the traditional fascia above.

All historic shopfront joinery is to be retained and repaired or otherwise reinstated in its original form.

The most frequent and intrusive modern addition is the installation of much deeper fascia boards with lettering or advertising which is out of scale and character with the conservation area.

These changes reduce the attraction of a retail area by presenting a mediocre appearance that gradually diminishes its historic character. In places where original shopfronts have been retained, they make a valuable contribution to the visitor's and shopper's experience.



Historic shopfronts where all the original features have been retained.

A shopfront should relate to the architectural characteristics of the building to which it belongs, so that it forms part of the elevation rather than a separate element. It should correspond to the upper floors in proportion, scale and vertical alignment and it should respect the architectural style of the building. The shopfront design should also reflect the scale and proportion of the streetscape and adjoining properties.

1.2 FASCIAS, SIGNAGE AND ILLUMINATION

1.2.1 Fascias

In the Georgian and Victorian periods the narrow fascia, together with the pilasters on either side and the sill and stallriser below the shop window, framed the window, the view of the goods on display and the entrance into the shop. Generally, traditional shopfronts have a balanced appearance and the narrow fascia boards contribute to this.

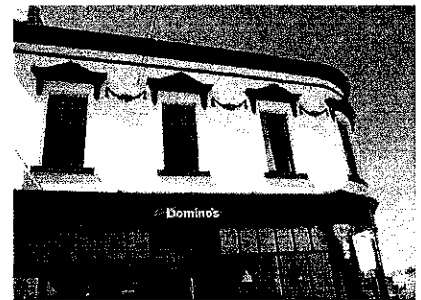
Deep fascia boards destroy this historical continuity in a conservation area, particularly where they are fixed over the narrow fascia of a traditional shopfront and conceal the decorative joinery around the original fascia. Visually these deep fascia boards, which seek to attract the shopper's attention, upset the historic proportions of the shopfronts by introducing a strong horizontal band into the elevation, which traditionally had a vertical emphasis.

National and regional retailers' standard design may be out of character with the conservation area in scale, style and colour, in which case the

corporate image should be modified to suit the particular location.



This deep corporate brand sign replaces the original fascia, cornice etc. and destroys the balance of the shopfront.



Corporate signage can be modified to conform to the proportions and character of a conservation area.

Avoid deep fascia boards and lettering that is out of scale or character with conservation areas.

1.2.2 Projecting Signs

Projecting signs do have historic precedent and can be a means of advertising a business at a property which does not have a shop window. Such signs are acceptable if simple principles are followed to conform to the historic precedent.

Projecting signs should be limited to one per business, should be proportionate to the scale and design of the elevation and where possible positioned above the entrance door.

It is important that projecting signs should be sited carefully, so as not to obscure views from windows, or conceal any nearby projecting sign.



Simple hanging sign with wrought iron bracket, anchored to prevent swinging.

Projecting box sign and projecting sign illuminated by bulky strip-lights.

Projecting signs should be supported on cast or wrought iron frames and be constructed in timber or metal sheet with painted lettering.

Signs suspended from a gallows frame should be anchored to prevent them from swinging in high winds, generating unwelcome noise.

Projecting box construction signs have no historic precedent and should be avoided.

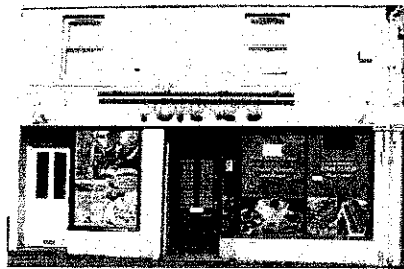
1.2.3 Window Signs

Window signs are not without precedent. Grocers would sometimes advertise their produce by writing on their shop windows in whitewash.

Window signs on shop windows can be acceptable in conservation areas, provided that they are proportionate to the area of glass upon which they are applied and that they do not overwhelm the shop front.

Carefully designed individual letters or shapes applied to glass may be acceptable if they are of the highest quality.

Etched glass may also be acceptable provided it is not used on historic glass.



Window signs fill the shop windows, completely concealing the shop interior and the merchandise within.



Discrete window signage that does not overwhelm the shopfront and allows full visibility into the premises.

1.2.4 Wall Signs

Advertising on the wall surfaces of premises varies from painting lettering directly onto the masonry to fixing hoardings or superimposed lettering onto the elevations. This may be an option where a business is in a property which does not have a shop window.

Painted wall signs - although there are historic examples of painting signs onto masonry, doing so now in conservation areas is likely to have an adverse impact, unless the scale of the sign is in proportion to the elevation upon which it will be painted and it does not harm the appearance of the building and those beside it.

Signboards and superimposed lettering - the same principles apply to fixing these forms of signage onto buildings. The signs themselves become elevational elements in their own right and should be sized and positioned to balance with the door and window openings and any other built feature in the elevation.



Busy wall signage distracting from an otherwise balanced elevation.



An example of wall signage that is balanced with the arrangement of window and door openings.

Generally, the application of any signage onto wall surfaces should respect the symmetry of the elevation, by positioning it above the entrance door to the premises or aligning it with the window or door openings in the elevation.

1.2.5 Lettering

The design of any lettering should be an integral part of the overall shopfront design. Historically lettering was hand painted directly onto fascias

or projecting signs and this approach is preferred in a conservation area.



Corporate brand signs with lettering that completely disregards the location within a conservation area.



Lettering that is respectful in style and proportion to the elevation in terms of letter style and position.

Signs consisting of individually mounted letters can be acceptable if the depth of superimposed letters is relatively shallow to avoid looking too contemporary for its historic setting.

The lettering should be simple and legible and of an established traditional letter style or a style that reflects the nature of the business that it is advertising, provided that it respects the character of the conservation area.

1.2.6 Illumination

Careful consideration should be given to illumination of fascias and signage which is considered in section 9.1.

1.3 SECURITY

Traditional shopfronts often consist of smaller panes of glass than modern shopfronts with the panes often subdivided by mullions and transoms and raised above street level by the existence of stallrisers below the glass. This format can contribute to shopfront security and reduce the cost of replacing broken panes.

Glass in 'critical locations' - in doors, beside doors and close to ground level - is controlled by Part K of the Building Regulations. In these critical locations and where there is no historic glass, installation of laminated or toughened glass will be acceptable.

Larger areas of shop window glass and their vulnerability to smash and grab have led shop owners to resort to extreme security measures including the installation of roller shutters over their shop windows.

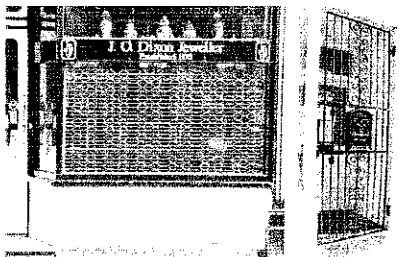


A brutal way to protect a business that is completely alien in a conservation area.

Roller shutters have a negative impact in conservation areas and there are alternative ways to secure retail premises.

Any kind of external roller shutters are not acceptable in a conservation area.

There are a small number of examples of metal security gates, in decorative ironwork, guarding recessed shop entrances in Market Place, James Street and King Street in Whitehaven, with others in Cleator Moor and Egremont. They have an established presence in the respective conservation areas and any replacement or new gates will be acceptable, provided that they are of a traditional appearance and are painted in an historic colour.



A more sensitive approach to shop window security.

Historic security gate at shop entrance.

Where additional security can be justified, then open mesh grilles can be installed on the inside of the shop window.

Security measures should be proportionate to the level of risk in a given location and should be designed to be unobtrusive.

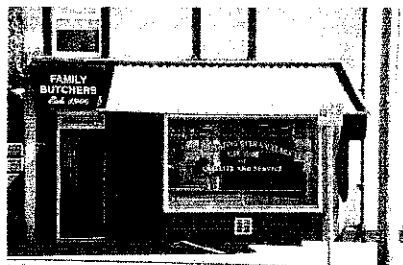
1.4 AWNINGS

There are examples of various types of retractable shopfront awnings in the retail parts of the conservation areas of Whitehaven, Egremont and Millom. These are historic features and it is important that they should be retained.

Where new awnings are to be incorporated into shopfronts, they should be constructed of a durable fabric, in a straight format when extended and retract into a wooden blind box, recessed below the fascia.

A short valance, hanging from the leading edge of the awning and side curtains, much valued by retailers wishing to protect their produce from sunlight, is traditional and can be incorporated in an awning installation.

There should be clear headroom of 2.4 metres below the fully extended awning to avoid conflict with pedestrians and vehicles.



A straight, canvas awning with lattice strut mechanism is a traditional feature in a conservation area.

Dutch awnings, shaped like a pram hood, are not traditional features and are not acceptable in a conservation area.



A Dutch awning, although quite attractive, has no historical precedent in a conservation area.

2 WINDOWS AND DOORS

2.1 Windows

Wooden sash windows became popular in the early part of the 18th century and are the predominant style of window in the Borough's conservation areas.

Georgian windows are recognisable because the glazing of the sashes was subdivided into small upright panes by moulded wooden glazing bars. In the Victorian period, larger panes of glass became available and as a result glazing bars became less essential, except in very large sashes, but were sometimes used to decorative effect at the head of the upper sash.

Casement windows, hinged on one side, have a longer history than sash windows and historically casement windows were installed in simple vernacular buildings.

Where period windows survive, they should be retained and repaired rather than replaced.

Where sash and casement windows need repair, this can be undertaken by a competent joiner. Specialist firms exist that can upgrade old sash and casement windows and increase their thermal and acoustic performance by fitting draught seals and weather strips.

Some historic window glass survives in the conservation areas. These are panes of crown or cylinder glass, the former recognisable by the boss effect in the centre of the pane and the latter by a slight rippling or distortion in the pane. Where historic glass exists, it should be retained wherever possible.

Double glazing has generally been resisted in conservation areas and listed buildings, on the basis that thicker, non-traditional glazing bars are required to secure the double glazed panes. Much thinner double glazing is now available and can be considered, provided that traditional thin glazing bars can be retained.

Where this is not an option, in a multi paned Georgian sash window for example, secondary glazing, where a full sheet of glass is fixed in a separate frame in the internal window opening, can be installed, subject to approval.

UPVC windows, with their brilliant white, broad, flat frames and internal or applied glazing bars, have appeared in significant numbers in the conservation areas of the Borough, collectively creating an adverse impact. Their unorthodox

opening mechanisms make an alien appearance in a conservation area.



An example of a late Georgian double hung sash window.

A uPVC replacement window with broad flat frames and an alien opening light arrangement.

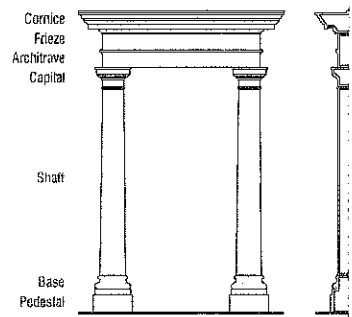
The use of mitred joints in the construction of uPVC windows, rather than the vertical mortice and tenon joints of timber sash windows, is another example of why uPVC windows are inappropriate in a conservation area.

Both uPVC sash windows and mock uPVC sash windows are an unacceptable alternative to traditional timber sash windows.

2.2 Doors

Georgian entrance doors tended to have six panels and Victorian entrance doors more commonly had four panels. In both periods, daylight was transmitted into the entrance hall via a fanlight above the door. The entrance doors themselves were rarely glazed. Fanlights were an opportunity to make a statement in finer properties, often with curved heads and intricate patterns of glazing bars.

It is important to ensure that ironmongery on entrance doors is authentic. Generally, entrance door handles were round knobs in cast iron, often faceted and painted black or later in brass. In higher class properties, the knob was sometimes sited centrally in the door leaf. Lever door handles were not fitted to doors of these periods. Door knockers and letterboxes, either painted or brass, were generally sited symmetrically.



Example of Georgian portico.

Decorative surrounds to Georgian and Victorian entrance doors varied in complexity and extravagance, depending on the status of the property. The revival of interest in the architecture of Greece and Rome, known as the Renaissance period, influenced the ornamentation around the door case by incorporating classical elements as illustrated in the drawing of the portico above.

The exponential growth of the uPVC and composite door industry and their attempts to reproduce period doors is a threat to the character of conservation areas.

The use of uPVC and composite doors should be avoided in conservation areas.



Example of period door with central door knob.

A uPVC door looking incongruous in a Georgian door opening.

Where a period door survives, it should be retained and repaired rather than be replaced.

3 WALLS AND WALL FINISHES

Walls in West Cumbria are mostly constructed in sandstone, originally often finished in lime render and after 1900 in cement render. It is now recognised that lime 'breathes' where cement is impervious and prone to cause damp problems. Bricks were manufactured in Whitehaven and were used increasingly in loadbearing walls in the 19th century.

The walls of Georgian and Victorian townhouses and shops in the larger settlements of Whitehaven, Egremont, Cleator Moor and Millom

were predominantly finished in a smooth lime render, often referred to as stucco, and if the property owner wanted to impress, then the render was neatly incised with lines to imitate fine ashlar masonry. The influence for this style was Italian architecture of the 15th and 16th centuries.



Rusticated finish to ground floor masonry, with deeply incised horizontal lines.



Incised lining on stucco to appear to be ashlar masonry.

The ground floors of wealthier merchants' houses were finished with rusticated masonry, built with large horizontal joints to emphasise both wealth and strength.



Hamilton Terrace in Corkickle is an example of one of the finest terraces of houses in Whitehaven.

The stonework of more rustic buildings in the villages was sometimes left unrendered or rendered in a roughcast or 'harling'. Dry dashes, where aggregate is thrown onto a wet base render, became increasingly popular during the 20th century. Durite dash, consisting of Canterbury Spar, and Barra Harl, made from crushed cockle shells, although hard wearing, are both unattractive and should not be used on walls in conservation areas where these types of render do not already exist.



The appearance of this traditional building has been spoiled by the retrospective application of roughcast render, which protrudes beyond the sandstone dressings.

Some buildings in the conservation areas, churches, municipal buildings, banks etc. are built in ashlar and coursed red sandstone. In Millom, some of the equivalent municipal buildings are built in slate with neat sandstone dressings. There are also examples of predominantly red facing brickwork in Millom and Cleator Moor, and a brick not dissimilar to London Stock bricks in Corkickle.

All these period wall types, with the exception of the walls of rustic buildings, exhibit a variety of classical ornamentation: window and door surrounds, cornices, string courses, hood moulds etc. Where these are performing a structural function, they will usually be in natural stone, with other more decorative features either in carved stone or in cast stone, the latter more likely being used on the less expensive properties.

Traditional wall types, including stone ornamentation, should be retained, and not 'modernised' by replacing the wall finish with materials having no local historical precedent.



This terrace of houses in Millom is decorated with brick detailing. The second house from the left has been rendered in an inappropriate dash finish burying the brick detailing.

4 ROOFS AND CHIMNEYS

4.1 Roofs

The original roofing material of West Cumbria is Westmorland slate, which is laid in diminishing

courses. When the railway network reached Cumbria Welsh slate was introduced, which is lighter in weight and quicker to lay, as the slates are of a uniform size and are laid in equal courses. During the 20th century, clay and concrete tiles were increasingly used and although laid like slates, they are thicker and have a more 'manufactured' appearance.



Westmorland slate roof, with roofs on either side replaced in tiles.

When any re-roofing is proposed in the conservation areas, it should be undertaken in either Westmorland or Welsh slate and where the original roof is in Westmorland slate, it should always be re-roofed in Westmorland slate. Similarly, if the original roof is in Welsh slate, then it should be re-roofed in Welsh slate.



Welsh slate roofs with roof on left replaced in tiles.

The roofs of the finer properties in the conservation areas often include functional yet decorative detailing at roof junctions, in the form of ornamental clay ridge and hip tiles, stone water tabling and bargeboards. Victorian buildings often incorporate attractive pierced or carved timber bargeboards to adorn both the roof verge at gable ends and gable dormers. Further roof ornamentation is found in the decorative finials at the ridge over gables and dormer gables. These are constructed in moulded clay, carved wood or stone.

All ornamental roof detailing must be retained. When re-roofing takes place, these components should be carefully uplifted, put aside, repaired as necessary and reinstated upon completion.



Original decorative bargeboards on right hand gable. Bargeboards to left are simple 'plank' replacements.



Finials and pierced ridge tiles.

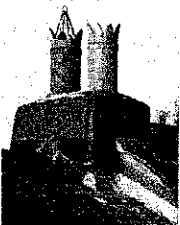
4.2 Chimneys

Chimneystacks and the chimney pots on them are prominent features of the rooflines in conservation areas.

The shape, the height and the materials vary according to the location and the type of property. Early cottages often had only one stack serving a single fireplace used for heating and cooking. In contrast, grand houses had many more fire places, each being served by separate flues requiring larger chimney stacks with multiple chimney pots.



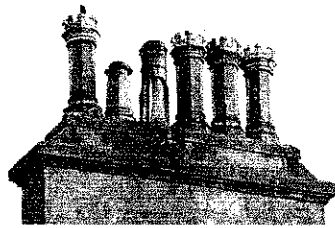
Chimney stacks in St Bees conservation area.



Simple village chimney stack with two traditional pots.



Chimneys stacks on terraces often serve the fireplaces in two houses, so are quite substantial with a large number of pots.



More ornate examples of chimney stacks and pots.

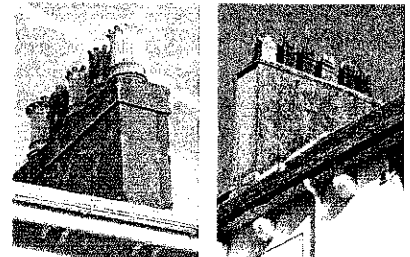
Retention or reinstatement of pots that match those already on the building, or on neighbouring properties, will also maintain the character and appearance of the property and its surroundings.

Existing stacks and pots should be retained in order to maintain the historic appearance of the roofline. Ventilation should always be retained in redundant flues to prevent condensation and subsequent damage to internal finishes.

This also ensures that even if not in use now, there is the option in the future of using the chimney stack for accommodating flues, for either open fires or multi fuel stoves.



Chimney stacks where pots have been removed appear rather austere.



Typical traditional chimney pots found in St Bees and Whitehaven.

5 DORMER WINDOWS AND ROOFLIGHTS

5.1 Dormer Windows

Dormer windows are traditional elements in Victorian buildings, often being part of the original construction to provide daylight into attic rooms. There are other examples where dormer windows have been added later to Victorian and Georgian properties. The traditional form is a relatively narrow double pitched roof, teeing back into the host roof pitch, with lead lined valleys at both intersections. The front wall of the dormer is usually a continuation of the masonry elevation upon which it stands and the window in the front of the dormer is formed in that wall. The side walls, known as cheeks, are not normally constructed in masonry as there is no load bearing structure below to support them. The side walls are in a framed construction, either incorporating windows to increase the

transmission of daylight into the room or clad in lead or tile hung.



Traditional Victorian dormer with lead clad cheeks.

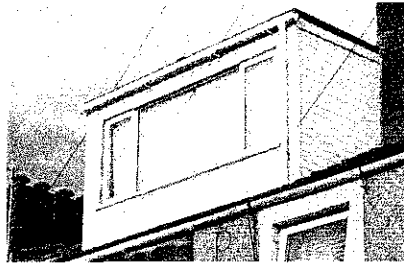


Similar dormer with glazed cheeks.



Retrofitted dormer.

In the second half of the 20th century broader, flat roofed dormers, with wide front windows, became popular as house owners extended their accommodation into the roofspace. These have no historical precedent and generally appear as an imposition on the roofs of otherwise traditional buildings, spoiling the roofline of the terrace in which they have been constructed.



A flat roofed dormer with horizontal timber cladding 'perched' upon a traditional roof pitch.

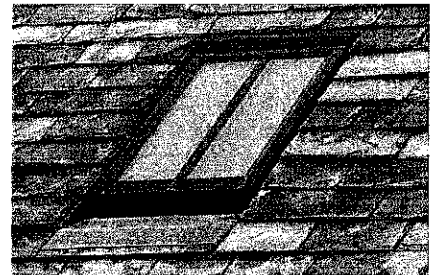
The addition of a dormer on a traditional building within a conservation area, will need to be justified and shall be to a traditional design unless otherwise agreed.

5.2 Rooflights

Rooflights were first introduced in the Georgian period, but through the industrial revolution became much more available and popular for use in Victorian buildings. Mass produced rooflights in the latter part of the last century became large and often wider in format. Off the peg flashing kits were available with these windows, which raised the rooflight above the plane of the roof. These modern rooflights do not reflect the format of the early, period rooflights and look incongruous in roofs in a conservation area.

So that rooflights could be more acceptable in conservation areas, manufacturers started to produce 'conservation rooflights'. These reflect the shape and size of the Georgian and Victorian installations and the accompanying low profile flashing kits, allow the windows to be fitted reasonably flush in the roof plane.

flashing kits, allow the windows to be fitted reasonably flush in the roof plane.



Conservation rooflight - small unit with vertical emphasis and low profile flashing kit, sits flush in the roof plane.

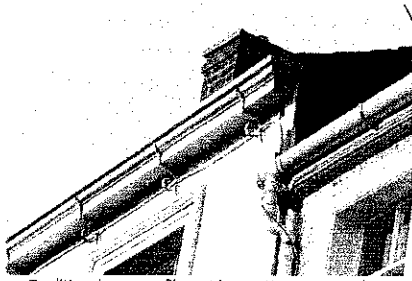
In certain circumstances, conservation rooflights can be permitted in a conservation area, but standard units will not be acceptable. Wherever possible new conservation rooflights should be sited in a rear pitch or other inconspicuous position.

6 SOIL AND RAINWATER GOODS

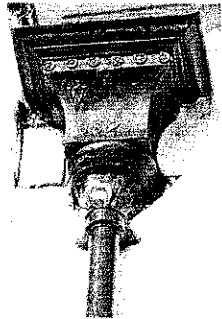
Traditionally these external drainage goods were constructed using cast iron components, although some were constructed in lead.

Rainwater pipes are always fixed to the exterior of buildings and gutters usually fixed on cast iron gutter brackets along the eaves. In the case of finer period townhouses, gutters were often concealed behind ornamental parapets, with the rainwater discharging through openings in the parapet wall, into hoppers at the head of the

rainwater pipes. The cast iron rainwater pipes are fixed to the masonry wall using spikes driven through eared sockets at the pipe junctions and into wooden plugs set into the masonry.



Traditional ogee profile cast iron gutter, supported on decorative cast iron gutter brackets.



Ornamental copper rainwater hopper, discharging into a cast iron rainwater pipe.

Soil and waste drainage arrived with the incorporation of bathrooms and kitchen sinks into these period properties, so many were

retrofitted and often by fixing the pipework externally.



Discretely sited retrofit soil vent pipe, with decorative terminal.



This retrofit foul drainage installation pays no regard to the proportions of this period elevation.

Where it is not possible to route drainage pipework internally, the layout of the external drainage pipework should be carefully planned so that it creates minimum impact on the balance of the elevation.

Cast Iron and lead drainage goods on the exterior of buildings should be retained wherever possible, and any replacement or new installation should be in cast iron.

Whilst cast aluminium has often been allowed as a substitute for cast iron, uPVC drainage goods, including uPVC rainwater pipes and gutters, moulded to appear like cast iron, are not acceptable in a conservation area.

7 PAINT COLOURS

The smooth lime render on Georgian and Victorian properties was painted in a pigmented limewash. This not only decorated the building but protected the lime render as well.

Generally, the main surface of the elevations is painted in pastel or pale earth pigment colours and the decorative stone features, window surrounds, pediments, porticos, string courses, hood moulds etc. are in a modestly contrasting shade of the main surface.

There are other examples where the stone features are painted in off white. Lighter colours for the stone features benefit the ornamentation, as they clearly show the shadows, which emphasise the stone modelling.



The main surface of the elevations is painted in pastel or pale earth pigment colours.



Stone features are often picked out in contrasting shade, sometimes off white.

Whitewashed walls with black painted quoins, window and door surrounds are a popular Cumbrian colour scheme, found on many vernacular buildings such as farmhouses, coaching inns and pubs. Whilst this is acceptable on individual buildings like these, it is inappropriate in a terrace of Georgian properties painted in pastel shades, where it stands out and therefore detracts from the appearance of the building group as a whole.



Stone features of pubs and farmhouses are often painted black, but this tends to obscure mouldings in the stone features.

Dark colours for stone features tend to bury the modelling into a single visual block and are consequently to be avoided.

Bold colours on walls and decorative features create an imbalance in the composition of the façades within a group of buildings and detract from the appearance of the conservation area.

The use of bold colours should be avoided.

Where buildings share common decorative features such as pilasters or porticos, a common colour scheme using traditional pastel shades should be adopted.



Bold colours, when applied to one part of a unified elevation, can upset its balance.

Before painting masonry surfaces, property owners should ensure that the paint specified is vapour permeable, otherwise the masonry may be damaged. Only pigmented limewash or mineral based exterior masonry paint should be used on historic lime rendered surfaces.

Facing brickwork in elevations should not be painted.

The window frames of many Georgian buildings were painted dark green, dark red, dark brown or in grained varnish. However, those shades have

been discarded over the years in favour of off white, which has generally become accepted.

Bright colours should be avoided on doors and window frames.

Bright white is inappropriate for traditional buildings and should be avoided.

Entrance doors should be painted in black, dark or muted colours.



An example of a muted colour, used on a front door.

Bright colours should be avoided on shopfronts and commercial buildings.

Colours should be chosen to fit in with the colour scheme of the façade above.



Bright colours on shopfronts, unrelated to the colour scheme of the upper storeys, create an unbalanced street scene.



The shopfront colours harmonise with the colours of the upper storeys, contributing positively to the street scene.

Darker colours may be preferable below the shop window level (stallrisers) as they will be less likely to show the dirt, with lighter shades used for decorative features like pilasters and cornices.

Dark colours may be appropriate on some non-domestic buildings such as warehouses as part of an overall colour scheme.

Georgian railings and ornamental ironwork would originally have been painted bronze green. However, most are now painted black, which is generally acceptable.

There are also a few instances of groups of white painted railings along terrace frontages.

New and existing railings should be painted bronze green or black. Groups of railings painted in a single colour should be repainted and maintained in that same colour.



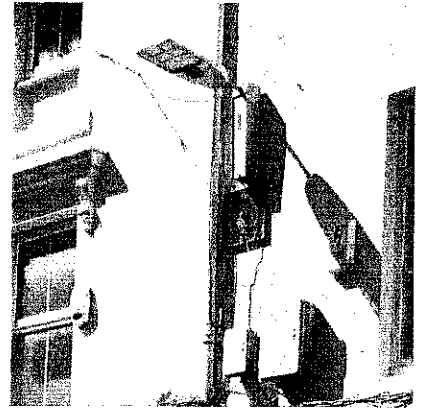
White railings in a group of white railings – any repainting should be in white to maintain the balance of the group.

Rainwater goods should be painted the colour of the background wall or black.



When rainwater pipes are painted the same colour as the wall upon which they are fixed, it reduces their impact.

8 EXTERNAL EQUIPMENT ON BUILDINGS



Example of clutter on front of buildings.

Intruder and fire alarms, CCTV cameras, equipment such as meter boxes and electric cables, satellite dishes and TV aerials all contribute to create a cluttered appearance, which can often be unsightly in a conservation area. If possible these should not be placed on the front elevation.

When intruder alarms were first introduced, it was thought that the alarm boxes should be prominently sited and brightly coloured to deter intruders. Any criminal investigating a potential target will look carefully for alarm boxes, so they do not have to be prominently sited or brightly coloured.



Example of discretely located burglar alarm in corner on side of building.

Alarm boxes should be as small as possible, discretely located and painted to match the background colour.



Example of symmetrically sited alarm.

On new shop fronts the alarm should be considered as part of the overall shop front design.



Example of alarm incorporated into shopfront design.



Satellite dishes litter this elevation in a conservation area.



Where possible satellite dishes should be mounted on a rear elevation, but if this is facing the wrong way, then small units can be sited towards the rear of a chimney stack.

Satellite dishes and TV aerials should be located discretely to avoid disturbing the roofline or the rhythm and general appearance of the building.

9 LIGHTING

Some form of lighting is often required to ensure vehicular and pedestrian safety, but it should be carefully considered in conservation areas.

Only minimal illumination will be allowed, in order to protect visual amenity, reduce light pollution and minimize energy consumption.

9.1 SHOPFRONTS AND OTHER COMMERCIAL BUILDINGS

Great care is needed to avoid lighting units which appear unsightly in daylight.

Light fittings, where used, should be concealed, e.g. a slim strip-light hidden beneath a cornice, floodlights under eaves.



Floodlighting tucked under bargeboards achieves the objective of lighting the elevation, without the light fittings themselves being conspicuous.

There is often sufficient internal shop lighting and street lighting to illuminate the business and any merchandise on display.

Illuminating shop front signage for those shops and commercial premises that are open during the day is not encouraged within conservation areas.

Where projecting signs are illuminated, care needs to be taken to select the slimmest possible strip-light fittings or carefully sited spotlights or floodlights to avoid detracting from the street scene during daylight hours.

Internally illuminated box signs and fascias are inappropriate in conservation areas and will not be permitted.

Over sized light fittings or over elaborate brackets are not appropriate to illuminate projecting signs within conservation areas.

An effective way to draw attention to the entrance is to have a traditional style lantern light fitting over or either side of the entrance.

Where fluorescent tubes are used to highlight a wall sign they need to be very carefully sited, for instance tucked in above any cornice over the entrance door, so that they do not project out excessively from the building.

Public houses and restaurants that do most of their business during the evening are particularly prone to a proliferation of lighting arrangements, often with bulky projecting floodlights on walls of upper storeys, which detract from the appearance of the building.

A few well chosen light sources will often create a more effective solution without detriment to the character of the conservation area.



Projecting light fittings above first floor windows, further light fittings at fascia level and strip lights either side of the projecting sign.

The commissioning of a lighting consultant is recommended where multiple light sources are being planned and where floodlighting is proposed, a mock-up of the proposed arrangement should be set up for approval prior to its installation.

Neon signs and flashing or pulsing LED lit signs will not be permitted in the conservation areas.

9.2 RESIDENTIAL PROPERTIES

Where local street lighting is subdued, property owners may wish to erect an entrance light. These are most appropriately sited centrally over the door and below any cornice or portico where they exist. An alternative is a pair of coach lamps either side of the doorway, provided the light fittings are of a quality traditional design.



An appropriate traditional light fitting sited centrally above a residential entrance.

Fittings should reflect the character of the conservation area.

Bulkhead light fittings should be avoided.

Security and emergency lighting should be discretely aligned with elements of the building, such as the top of the ground floor windows.

10 FRONTAGE AND FRONT GARDEN AREAS

10.1 GARDEN AND FRONTAGE WALLS

There are barely any frontage spaces in Whitehaven town centre, as the building regulations drawn up by the Lowther family for the development of the town required properties to be built hard up to the boundary with the street. In the other conservation areas frontages and front gardens do exist. The properties in Front Corkickie, Foxhouses Road and Hensingham have narrow frontages guarded by rendered low walls, topped with railings. In the other conservation areas there are a variety of garden and frontage walls, some with railings above and some higher walls without railings. The faces of these walls are either rendered or exposed sandstone.



Garden walls contributing to the conservation area.

Garden and frontage walls contribute to the character of the conservation areas and they should be retained and not replaced in a different material.

The negative impact of removing sections of boundary walls to provide hard standing will need to be carefully considered.

Also see 10.3 regarding surface finishes.

10.2 RAILINGS AND GATES

There are an unusually substantial number of railings and gates in the conservation areas of Copeland, some of them historic, suggesting that this area fared better than others when railings were harvested for their valuable metal during the Second World War. Railings guarding the frontages and steps of the townhouses make an important contribution to the character of these areas.



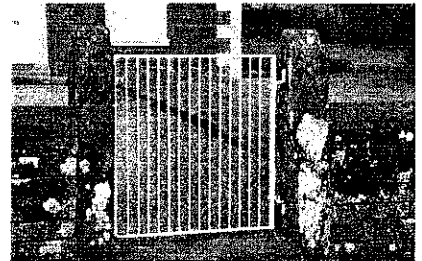
Groups of railings contributing to the conservation area.

The railings and gates range from original cast and wrought iron to modern fabrications in mild steel. The original and some replacement railings follow traditional patterns, but some of the more recent mild steel fabrications are to a modern design, unrelated to traditional forms, like the

example of 'hairpin' railings and the gate resembling a grating.



'Hairpin' railings are not a traditional installation.



A gate resembling a 'grating'.

It is relevant to note that cast and wrought iron fabrications can be repaired by a competent blacksmith. Consideration should be given to fabricating any new railings and gates in wrought iron or cast iron, as these were the authentic metals originally used. Spheroidal graphite iron (SG iron) is a more durable development of the original cast iron and is an acceptable alternative to it. Mild steel, even when galvanised and powder coated, has a short life compared to wrought and SG iron and should be avoided.

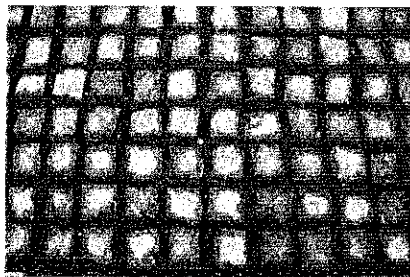
All traditional railings must be retained.

When new railings are to be installed or existing railings are to be replaced, they should be of a traditional pattern.

If located on a street frontage with other historic railings adjacent, the design should conform to that of its neighbours.

10.3 GROUND SURFACES IN FRONTAGES

Pavings in frontages, although often partially hidden behind the walls guarding the frontages, do contribute to the character of a conservation area. Historic paving materials are stone flags and kerbs, brown glazed rope garden edging tiles, stone steps, stone setts and cobbles.

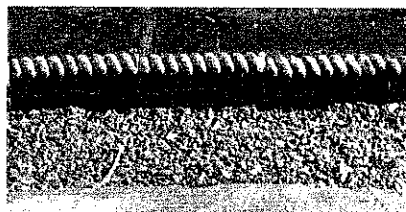


Granite setts in the frontage of the newly restored Foyer building in Whitehaven.

Concrete and tarmac are modern materials which do not fit well in conservation areas. Concrete, in particular, often becomes cracked and unsightly, allowing weeds to grow through the cracks.

Gravel can be acceptable when it is neatly contained by rope garden edging tiles, other stone paving or stone kerbs. The presence of

historic paving materials adjacent to gravel surfaces, does reduce the impact of gravel as a surfacing material in a conservation area.



Traditional rope garden edging tiles neatly contain and delineate gravel from adjacent pavings.

Grass is used in frontages of properties in the conservation areas and can add a green dimension. Grassed areas can be attractive if neatly contained within a perimeter of rope garden edging tiles, stone kerbs or pavings but need to be regularly maintained by grass cutting.

Traditional pavings and edgings should be retained wherever possible.

Any new or replacement pavings should be in historically authentic materials.

Grass and gravel areas should be contained within a traditional edging material and be regularly maintained.

Concrete and tarmac surfaces should be avoided.

CONCLUSIONS

This Design Guide has drawn attention to the impressive range of heritage assets that lie within the conservation areas administered by Copeland Borough Council. It has shown how the combination of historic features, whether on humble farm cottages, grand town houses or their settings, are all equally important in contributing to each conservation area's special character and distinct identity. It has indicated why it is therefore important to retain these historic features where possible, and where alterations are necessary, it has explained how these can be made sympathetically to avoid harming the character and appearance of the conservation areas.

The guide will assist in ensuring that Copeland's conservation areas continue to provide an attractive environment for living, working or visiting, for many years to come.



Restored Dutch gabled listed building in Roper Street, Whitehaven, with new windows, external render & refurbished front door.

GLOSSARY OF ARCHITECTURAL TERMS

Architrave	The moulded frame around a door, or window.	Box Sign	A projecting sign, with the sign board being a narrow hollow box construction, with the lettering applied to the flat sides of the box.	Durite Dash	Canterbury Spar in small pieces thrown onto wet render to provide a decorative and protective finish.
Ashlar	Neatly dressed regular masonry with flat external face and straight joints.	Capital	The top part of a column.	Eaves	The underside of the shallow projection at the bottom of a roof slope.
Baluster	A short post or pillar in a series supporting a rail and thus forming a balustrade.	Casement	Simple opening hinged window.	Façade	The frontage of a building facing towards the street.
Balustrade	A railing supported by balusters or ornamental posts forming a parapet to a balcony, bridge or terrace.	Cast Iron	Traditional material used for metal fabrication, with a carbon content of more than 2%.	Fanlight	A window above a door, sometimes semi-circular rather than square.
Barra Harl	Crushed cockle shells thrown into wet render to provide a decorative and protective finish.	Cast Stone	A concrete masonry product, cast to simulate natural cut stone.	Fascia	The wide board over the shopfront that carries the business name.
Bargeboard	Sometimes decorated, projecting board placed against the incline of the gable of a building and hiding the ends of the horizontal roof timbers.	Console	A bracket that frames the end of the fascia panel. Sometimes referred to as 'corbels'.	Finial	A formal ornament at the top of a canopy, gable etc.
Bay Window	Window that projects from the main plane of a wall, either with rounded or canted sides.	Coping	The protective top of a wall, parapet or balustrade.	Gable	The triangular upper part of a wall at the end of a ridged roof.
Beam	A horizontal structural element, usually either timber or steel.	Corbel	A projecting block supporting a beam or other horizontal member.	Glazing Bars	The horizontal and vertical members that divide a window and hold the glazed panes in place.
Bed	The plane of the layers in sedimentary rock, naturally horizontal. Also used for the mortar onto which a stone or brick is laid.	Cornice	Decorative, moulded projection above the fascia, providing weather protection and giving it a strong line at the top of the shop front.	Hard Standing	A hard surfaced area, usually for parking vehicles.
		Course	A continuous row or layer of brick or stone set into a wall.	Harling	Roughcast render consisting of lime mortar mixed with gravel and thrown onto a wall surface.
		Dormer	Projection, built above the angled slope of a roof, incorporating a window or windows to light an attic.	Hip Tile	Tile covering the external angle formed by the meeting of two sloping roof surfaces.
		Dry Dash	Aggregate (small stones) thrown onto wet render to provide a decorative and protective finish.	Hood Mould	A projecting moulding to throw off the rain, on the face of a wall above an arch, doorway or window.

Hopper	A box, usually in cast iron, that is fitted to the top of a rainwater pipe to collect rainwater discharging from roof outlets.	Pilaster	Traditional flat column, projecting slightly, at either side of a shopfront. Pilasters are designed with a base and a capital, which supports the console and fascia. They are usually moulded and fluted.	Rubble	Irregular stones forming the base below a paved surface, or when used to construct a wall, the stones are not laid in courses.
Jamb	The sides of a window, doorway or other opening.	Pitch	The angle of a roof slope.	Sash	Type of sliding window.
Lights	The areas of glass between the mullions of windows.	Plinth	The projecting base of a wall or column, often chamfered at the top.	Sill	The lower, horizontal part of a window frame.
Limewash	A simple matt paint made from lime and water.	Portico	A roofed space, open or partly enclosed, forming the entrance and centrepiece of a building, often supported on columns.	String Course	Horizontal projecting course on the outside of a building, also sometimes called a band course.
Lintel	The horizontal beam spanning over the top of an opening.	Quoin	Brick or stones at the corners of a building.	Stucco	A smooth lime render or plasterwork.
Mortar	Mixture of lime, sand and water for joining bricks or stones.	Random Coursed	Irregular rectangular stones built into walls in courses of varying heights.	Transom	A visually strong horizontal member that divides a window.
Mullion	A visually strong vertical member that divides a window into separate lights.	Render	Externally applied plaster or stucco covering a wall.	Stallriser	Vertical surface giving protection at ground level below the shopfront, providing a solid base. Stallrisers are made of stone, tile or wood and provide a sill for the glazing.
Pantile	Curved profiled type of ceramic roof tile, usually a flattened S shape in section.	Reveal	The sides of an internal opening of a window or doorway.	Stone Dressing	Stones worked to a finished face, whether smooth or moulded and used around the perimeters of openings in a wall.
Parapet	Low wall at the bottom of a roof pitch or to guard the edge of a raised level in a building.	Ridge Tile	Tile covering the horizontal line formed by the junction of two sloping surfaces of a roof.	UPVC	A synthetic plastic polymer used for making pipes and profile applications such as doors and windows.
Pediment	Type of gable, either triangular or segmented, at the head of an ornamental stone surround to a door or window opening.	Rooflight	A window constructed in the slope of a roof.	Wrought Iron	A malleable form of iron, traditionally used for decorative metalwork, which has a carbon content of less than 0.08%.
Pigment	Material used to colour paints and mortars.	Roughcast	An external rendering of rough material, usually applied in two coats, onto which gravel, crushed stones or pebbles are thrown before the second coat is dry.		

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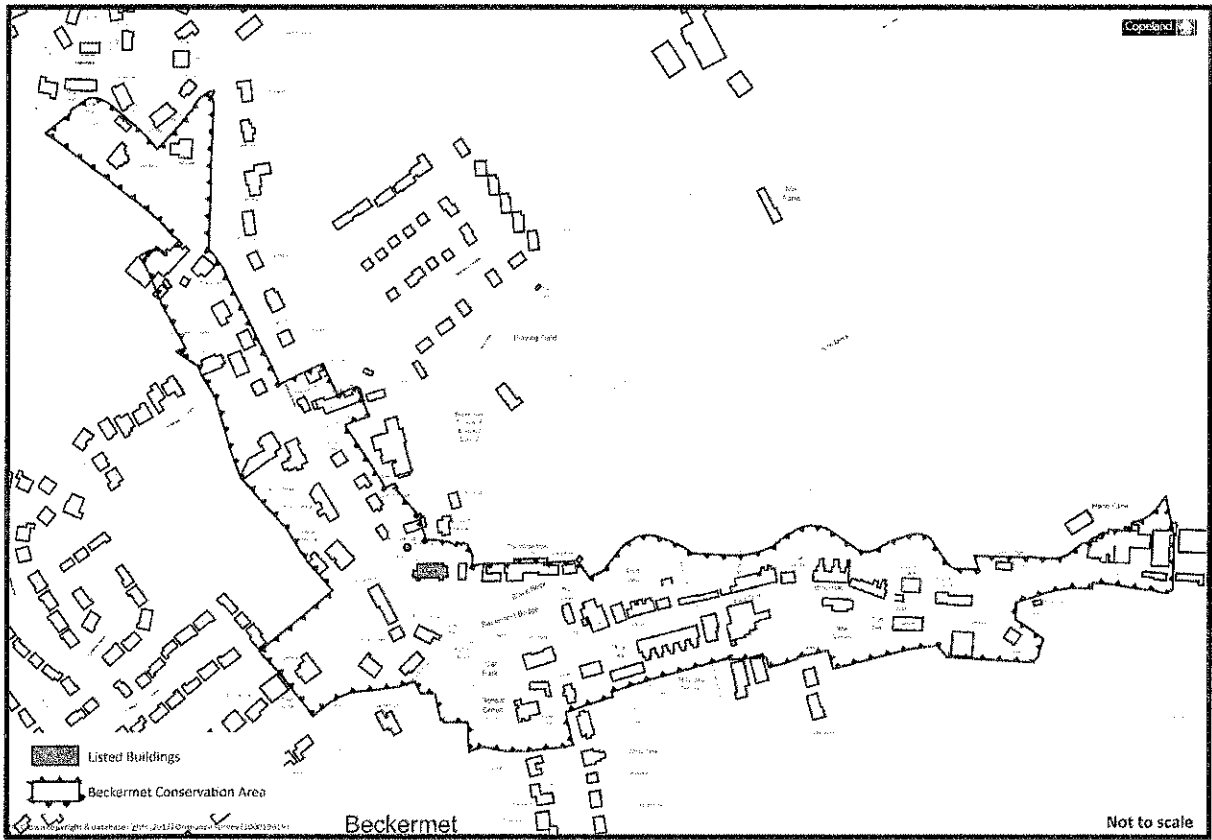
Bygone Whitehaven *Michael Moon*

DRAFT CONSERVATION AREA DESIGN GUIDE APPENDICES

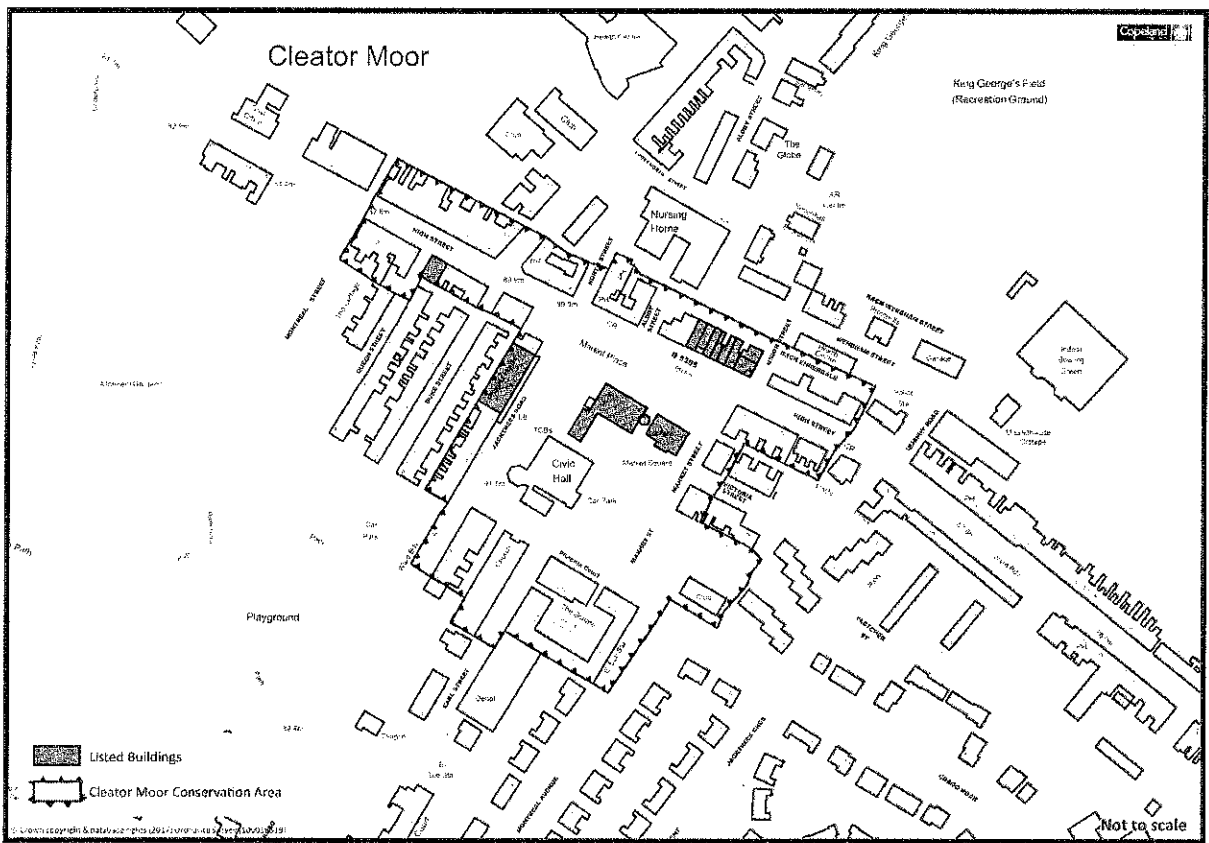
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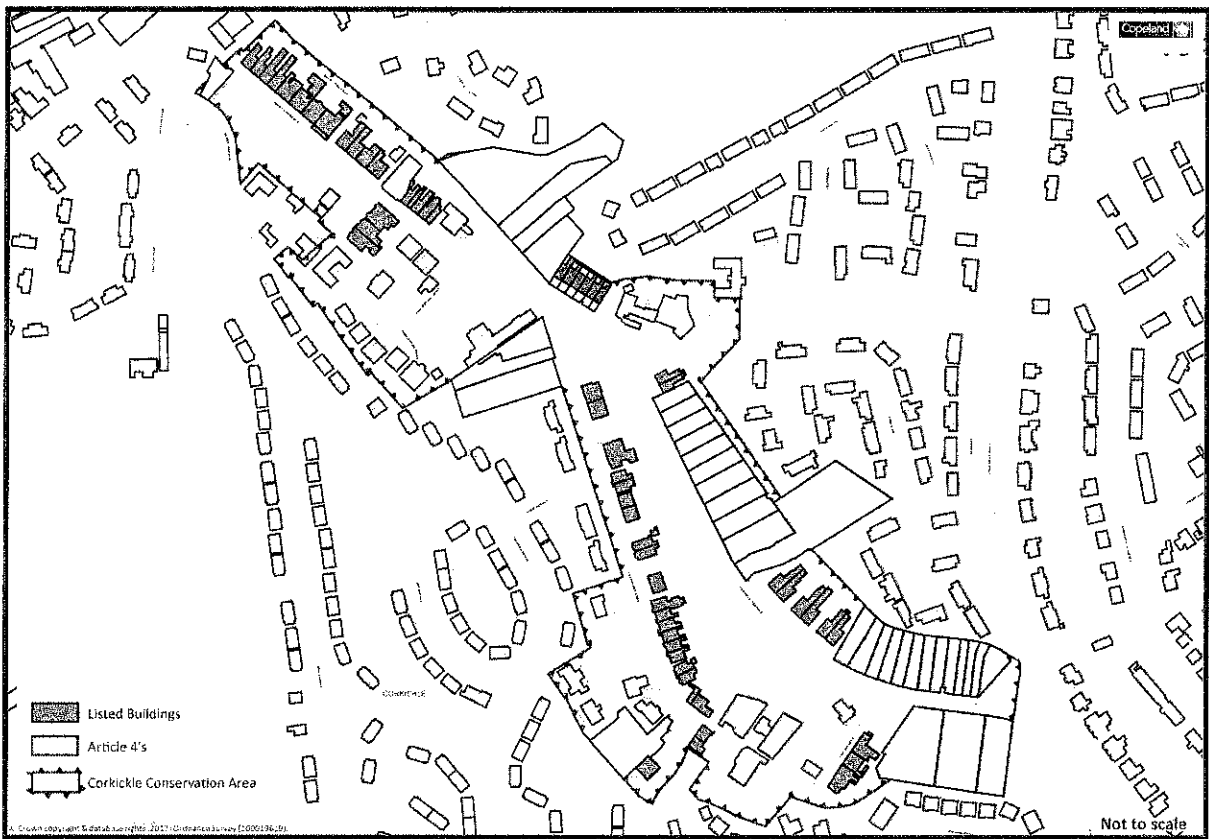
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CLEATOR MOOR



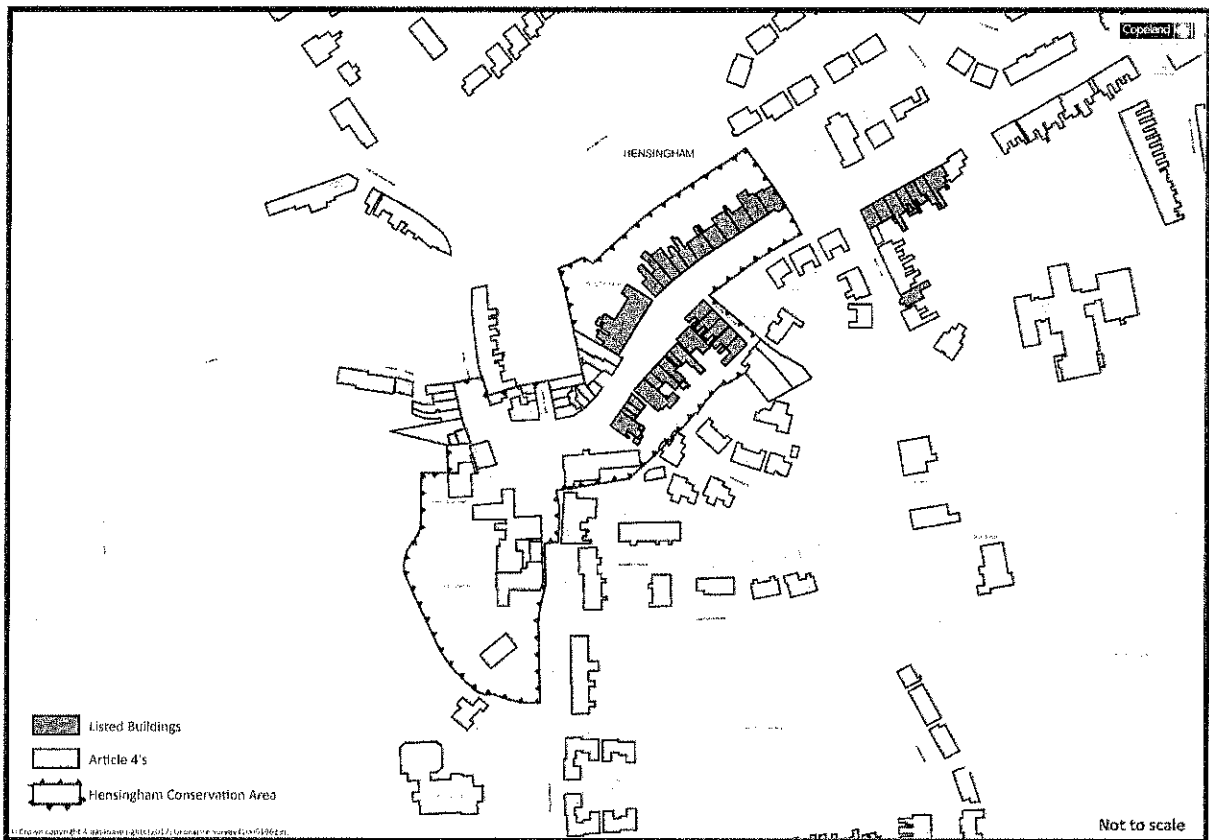
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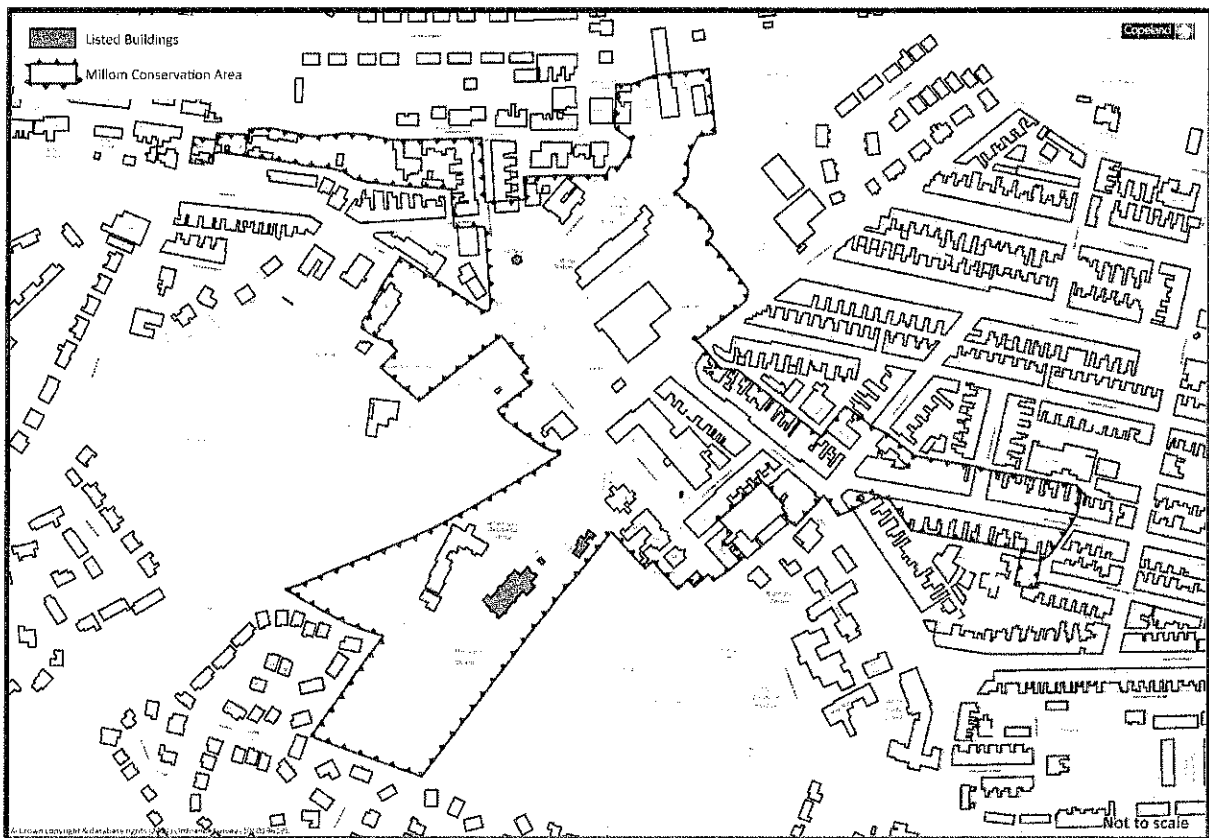
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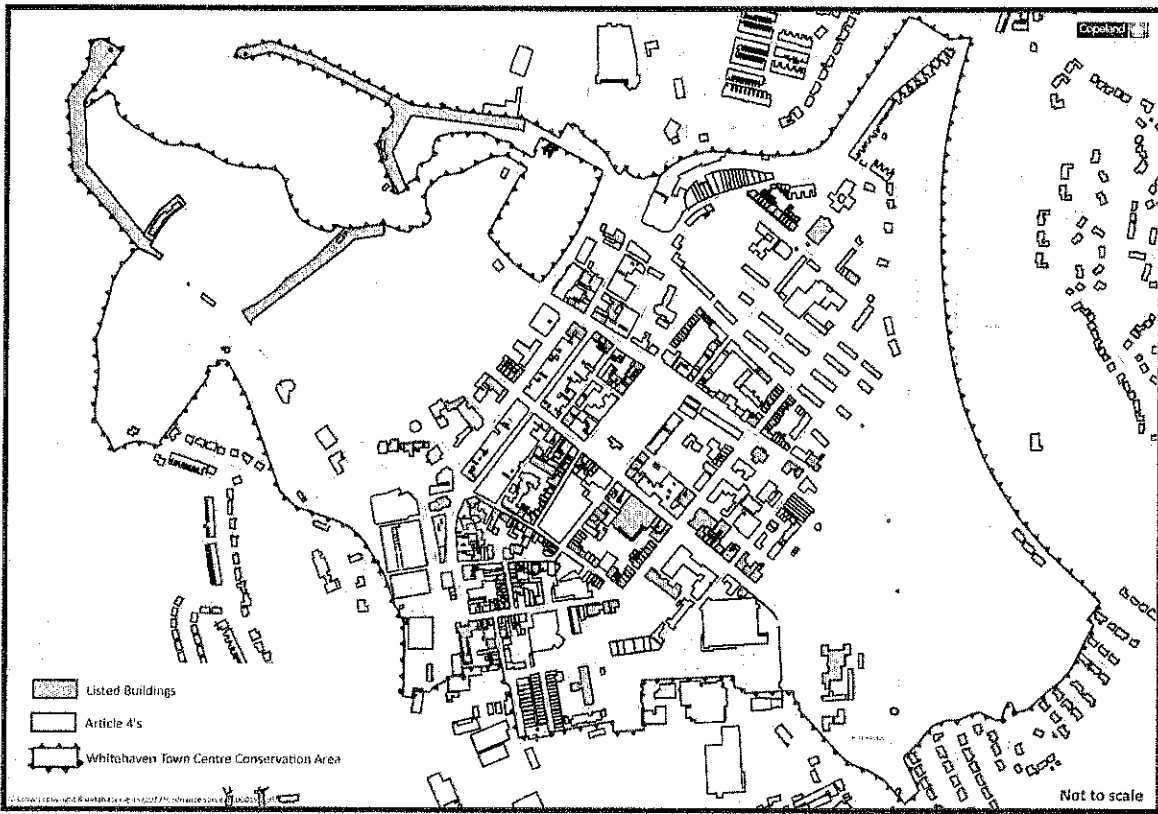
HENSINGHAM



MILLOM



WHITEHAVEN



APPENDIX 2 RELEVANT POLICIES AND LEGISLATION

1. RELEVANT POLICIES

1.1 LOCAL

Copeland Local Plan 2013-2028 policies:

ST 1 Strategic Development Principles (specifically criteria C)

ENV 4 Heritage Assets

DM 10 Achieving Quality of Place

DM 11 Sustainable Development Standards

DM 13 Conversion of Buildings to Residential Use

DM 14 Residential Establishments

DM 16 Replacement Dwellings

DM 18 Domestic Extensions & Alterations

DM 27 Built Heritage and Archaeology

DM 28 Protection of Trees

DM 29 Advertisements

Whitehaven Town Centre and Harbourside
Supplementary Planning Document (SPD)
(Adopted September 2012)

Whilst specifically intended for Whitehaven, some parts of this document are relevant to all the conservation areas covered in this Design Guide (eg Design Principles in Section 2 and 7): in most cases the principles apply equally or can be adapted to relate to other conservation areas.

1.2 NATIONAL

National Planning Policy Framework (NPPF) (2012):

Chapter 7 Requiring good design;

Chapter 12 Conserving and enhancing the historic environment;

Department for Communities and Local Government (DCLG) Planning Practice Guidance: Conserving and enhancing the historic environment (2014);
Design (2014).

2. RELEVANT LEGISLATION

2.1 PLANNING PERMISSION

Shop Front Alterations

Planning permission is required for the alteration or replacement of all shop fronts.

This includes altering the **glazing, changing facing materials, installing blinds or external shutters, or enlarging the size of a fascia**. Where any alteration to a shop front is planned, Copeland Borough Council should be contacted for advice prior to commencing any work.

Alterations to other Commercial Property

Planning Permission will normally be required for any external alterations to the building, including those for change of use where the change of use itself is permitted development.

Alterations to Residential Property

Conservation Areas are areas of special architectural or historic interest and stringent controls are in place to protect buildings within those areas.

Therefore, some alterations to residential property which can normally be carried out as permitted development, are restricted in conservation areas, for example:

- the cladding of any part of a house, whether it be the original house or any enlarged part is not permitted development and requires an application for planning permission;
- installation of satellite dishes on a chimney, wall or roof slope which faces onto, and is visible from, a highway requires planning permission;
- New extensions that would otherwise be classed as permitted development will in many cases require planning permission in conservation areas.

Government guidance is provided at:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/606669/170405_Householder_Technical_Guidance_-_April_2017_FINAL.pdf

The rules are quite complicated, and further restrictions apply where properties are covered by an Article 4 Direction. Therefore all householders are advised to contact the development control team at Copeland Borough Council prior to undertaking any alterations (see page 37 Contacts & Useful Links).

Article 4 Directions

Certain types of extensions to buildings and changes of use of buildings do not require full planning permission from the council. These forms of development are called permitted development. An Article 4 direction is a special planning regulation adopted by a Local Planning Authority in all or part of their borough. It operates by removing permitted development rights from whatever is specified in the Article 4 direction.

The effect of these Article 4 directions is that planning permission is required for these developments that would otherwise not require an application for planning permission.

Many of the houses that are not already Listed buildings in Whitehaven, Corkickle and Hensingham conservation areas are included in an Article 4 Direction. These are shown in yellow on the conservation area maps in Appendix 1.

Demolition in Conservation Areas

Planning permission is usually required for demolition of buildings in conservation areas (unless they are less than 115 cubic metres in volume), and for removal of most gates, fences, walls and railings over a certain height. For further details consult Copeland Borough Council (see page 37 Contacts & Useful Links).

2.2 LISTED BUILDING CONSENT

In order to carry out work which affects the character of a listed building, including demolition, internal and/or external alterations and extensions, it is necessary to obtain listed building consent. This includes re-painting in a

different colour, installing blinds or shutters or installing a security alarm or extractor fan.

Planning permission and building regulation approval may also be required.

Any person carrying out or causing to be carried out such works without obtaining listed building consent, is guilty of an offence. They could, therefore, be liable to a large fine and/or a period of imprisonment and may also be made to restore the work to its original appearance. Ignorance of the listed status of the building in question is not a valid defence.

All buildings within the curtilage of a listed building will be deemed to be listed if they were erected before 1948, and the need to obtain listed building consent applies equally to them (Curtilage is not strictly defined, but in practice it includes any other building or outhouses in the same group, as well as features such as walls and gates).

For further information and advice on the care of listed buildings see Copeland Borough Council's booklet 'Love it or Lose it' and Historic England's website (see page 37 Contacts & Useful Links).

2.3 WORKS TO TREES IN CONSERVATION AREAS

Where there is no tree preservation order in place, anyone proposing to carry out works to a tree in a conservation area must give at least 6 weeks' notice to the local planning authority. This is known as a Section 211 Notice (under Section 211 of the Town and Country Planning Act 1990). There are exceptions such as when the tree is

dead or dying or has become dangerous, or is below a certain size. The work may go ahead before the end of the 6 week period if the local planning authority gives consent, but the notice period gives the authority time to decide whether to impose a tree preservation order on the tree.

Where trees are already covered by a tree preservation order, apart from limited exceptions, anyone wanting to cut down, top, lop or uproot trees must first apply for permission from the local planning authority by submitting a standard application form.

Anyone planning to carry out work on trees in a conservation area is advised to discuss their proposals first with a qualified arboriculturist and to contact Copeland Borough Council prior to submitting a notice or application.

Historic England provides further advice on conservation areas and trees.

2.4 ADVERTISEMENT CONSENT

Advertisement consent is needed for illuminated signs, new fascias, projecting signs and extra large signs above ground floor level. Further details can be found at:

<https://www.gov.uk/guidance/advertisements>.

The regulations are quite complex, so anyone planning to alter or install new signs on their premises are advised to contact the Council's development control team prior to commissioning any signs (see page 37 Contacts & Useful Links).

2.5 BUILDING REGULATIONS

Building Regulations approval is required for new shop fronts, roofs, windows and doors when any alterations would affect the building's structural stability, means of escape in the event of a fire, thermal performance, or access for the disabled.

For advice on Building Regulations issues, call Copeland Borough Council's building control service (see page 37 Contacts & Useful Links).

APPENDIX 3

CONTACTS & USEFUL LINKS

COPELAND BOROUGH COUNCIL

Copeland Borough Council
The Market Hall
Market Place
Cumbria
CA28 7JG

www.copeland.gov.uk
www.facebook.com/Copelandboroughcouncil
twitter @copelandbc

Planning

Development Control
Tel: 01946 598421 or 598419
Email: devcontrol@copeland.gov.uk

Building Control

Building Control
Telephone: 01946 598409/598413
Email: building.control@copeland.gov.uk

Conservation & Listed Buildings

Conservation Officer
Telephone: 01946 598426

Love It or Lose It:

A practical guide to maintaining older properties, along with guidance for owners of listed buildings and buildings in conservation areas, produced by the Whitehaven Townscape Heritage Initiative.
http://www.copeland.gov.uk/sites/default/files/attachments/love_it_or_lose_it.pdf

PLANNING PORTAL

The national online planning application service, with planning and building regulations information.
<https://www.planningportal.co.uk/>

HISTORIC ENGLAND

The public body that looks after England's historic environment.

Historic England
North West Office
3rd floor Canada House
3 Chepstow Street
Manchester
M1 5FW

Telephone: 0161 2421416
Email: northwest@HistoricEngland.org.uk
<https://historicengland.org.uk>

Historic England publishes an extensive range of expert advice and guidance to help you care for and protect historic places:
<https://historicengland.org.uk/advice/>

The National Heritage List for England (NHLE)

The official register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields:
<https://historicengland.org.uk/listing/the-list/>

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

<http://www.spab.org.uk>
Advice:
<http://www.spab.org.uk/advice/>

THE GEORGIAN GROUP

<https://georgiangroup.org.uk>
Advice:
<https://georgiangroup.org.uk/pages/advice-leaflets>

THE VICTORIAN SOCIETY

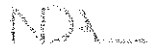
<http://www.victoriansociety.org.uk>
Advice:
<http://www.victoriansociety.org.uk/publications/>

Prepared on behalf of Copeland Borough Council
by
Countryside Consultants
July 2017

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WHITEHAVEN TOWNSCAPE HERITAGE INITIATIVE



BACKING BRITAIN'S ENERGY COAST



FC 28/7/17
ITEM 12

Senior Planning Officer,
Development Control Team,
Cumbria County Council,
Busher Walk,
Kendal,
Cumbria,
LA9 4RQ
developmentcontrol@cumbria.gov.uk

10.07.17

Dear Mrs Rachel Brophy (Planning Case Officer)

RE: PLANNING MATTERS - PL\1689\05 (4/17/9007) West Cumbria Mining Ltd

We are writing to add some additional comments as 'Ward Councillors' for WHITEHAVEN TOWN COUNCIL regarding the **West Cumbria Mining Ltd application PL\1689\05 (4/17/9007)** application. We hope that our additional comments can be added to your consultation and also to the main letter sent to your authority by the Whitehaven Town Council.

We would like to have the following points considered when reaching your conclusions regarding this application. As this development affects both of our wards we are writing in respect of our residents and the benefits that this community must attract.

1 Section 106 planning Obligations and/or Community Infrastructure Levy (CIL) we feel should be taken into consideration. We feel that in this instance a CIL should be imposed so that the community and those resident that dwell alongside the transport corridor and working area are benefitted locally and within the Whitehaven Parish predominantly. To allow potential funding at a percentage of the annual turnover of the business would enable funding to come back into the public domain and could be used on local infrastructure projects, developing and bettering the local community. In particular, the town centre of Whitehaven could do with many projects being financially supported. Mirehouse Subway and Cattlarch is in dire need of being re-vamped and investment is required.

Other areas of investment could be:

- Transport schemes (Park & Ride schemes)
- Flood defences (Mirehouse area / Whitehaven Harbour Sea Locks)
- Improvements to the sewage system
- Schools – additional funding for schools within Whitehaven and St Bees as both areas consulted and affected
- Community Carverys & Support Centres (Mirehouse, Kells and Sandwith / Greenbank/ Woodhouse) wards would benefit from such a venture offering free or low cost meals daily to residents in these communities. We do rely heavily on Foodbanks in these wards.
- Hospitals (Consultants / additional services / Health Centres / dentists)
- Green spaces (Castle Park / Mirehouse & Woodhouse Playparks / St Nicholas Gardens / Kie Park)
- Leisure / Community centres

It is hoped that through any potential '*charging schedule*' the above could be implemented and any levy revenue could fund the provision, improvement, replacement and operation of infrastructure supporting the development 'specifically' in the wards that this project will affect.

Any levy liability notice will become due when the development commences and would compensate 'local' residents within a 3 mile radius for any negative impacts. In particular we are referring to the noise / disturbance of the trains per day, any noise and vibrations from piling and the use of the roads / train network in the construction period.

2. We feel it important that any revenue received would be reflective of the Copeland Neighbourhood Plan / Local Plan including any plans that the local parishes / town councils are working on. Local community Projects would receive financial support direct and get a share of any levy that may be imposed. We feel that it is vital that any revenue from this project is retained within a 3 mile radius of the development which incorporates Whitehaven and St Bees Parish Councils and communities.

3. We have had many residents ask what the effect are going to be with regards to subsidence vibrations and would hope that the Class 70 trains are imposed as opposed to the Class 66 Trains offering reduced emissions and quieter. Could any compensation scheme for subsidence vibration be taken also taken into consideration or passed to a different forum.

4. Finally and regarding employment we hope that members of the 'local' community are employed first and foremost where possible within a 3 mile radius and take priority over those from neighbouring towns or outside of the area.

Best Wishes

Councillor Michael Guest (Kells Ward – Whitehaven Town Council)
Councillor Jayne Lainé (Mirehouse Ward – Whitehaven Town Council)