

WHITEHAVEN TOWN COUNCIL

Minutes of the Extraordinary Council Meeting held on 13th November 2017

Present: Councillors B O’Kane (Chairman); S Gearing; J. Kane; C Maudling; J Rayson; G. Roberts

M. Jewell, Clerk and Responsible Financial Officer

V. Gorley Trainee Assistant Town Clerk

Members of the Public

834/17 Apologies For Absence

Apologies for absence were received from Councillor Forster, Councillor Gill and Councillor Laine.

835/17 Declarations of Interest

Councillor O’Kane declared an interest in planning application no. CH/4/17/2296/001 and said he would be leaving the room during the discussion of this application.

Councillor Maudling said he was on Copeland Borough Council Planning Panel.

Councillor Roberts said he was a Member of Copeland Borough Council

836/17 Prior to consideration of the following item the Chairman moved 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”.

RESOLVED – That this be agreed and the public left the room.

837/17 Whitehaven Academy

At the previous Council meeting it was agreed that the Council would facilitate a public meeting re Whitehaven Academy (Minute 831/17(i)).

The meeting had now been arranged and the Chairman said that the cost of this would be taken out of the Mayor's allowance. The Chairman proposed that the full Council meeting be put back one week and this was agreed.

RESOLVED – (i) That this be approved and noted
(ii) That the full Council meeting due to be held on 30th November be put back a week until the 7th December 2017

The Public were then readmitted to the room as the private matter had been dealt with.

At this point Councillor O'Kane left the room and Councillor Roberts assumed the Chair.

838/17 Public Participation

Many members of the public attended the meeting to express concerns regarding outline planning application CH/4/17/2296/001 for 50 dwellings at Elizabeth Crescent. No member of the public who spoke wished his/her name to be withheld.

Councillor Anne Bradshaw Ward Councillor for Bransty – Supported the residents in objecting to planning permission being granted as had always been problems with this piece of land. She said as it was an outline application it was impossible to drill down to the detail. She said there were 2 issues the first being access/egress through the estate and the second being the continual flooding of the land. She said the Transport Document mentioned about buses to Moresby Parks but there were no buses to Moresby Parks.

Don Haslett a resident of Elizabeth Crescent said he was speaking on behalf of quite a few residents and had the following objections/comments:-

- There were massive concerns particularly with access
- The access to the proposed development goes right through the middle of a mature and peaceful estate
- There is concern at the lack of prior consultation
- There is concern about the piecemeal nature of recent planning approvals

- The proposal to access the development through the middle of the estate is going to result in a loss of amenity for all 86 residents as there is only 1 road in and 1 road out
- There will be a visual impact to residents on what is a green field area with some residents have quite a good distant view and if you look from a distance towards the area it is very visible as it sits at the top of a hill
- It is proposed to use the existing watercourses and the area experiences problems already and there will be an effect on local water courses down and along Victoria Road
- This is an opportunistic approach to developing a green field site with no regard to the 86 residents who already live there

Mark Jones a resident of Elizabeth Crescent – Was objecting to the outline planning application for the following reasons:-

- There are things around the Copeland Plan – this lists 5 options with 3 preferred options and gives 3 principles for these options. But this proposal is outside all of that.
- There does not seem to be any coordination where people have got outline or planning approval in the area
- Has future demand been taken into consideration ? Moorside has potentially gone back in time
- It just feels that it is an opportunist permission with little regard for those using the existing estate

Mark Sarrington a resident of Elizabeth Crescent - I have looked at the transport statement in the outline planning permission and what has been done is to count the number of cars that go up and down to the new development but the counter starts half way up Elizabeth Crescent and so does not give a true picture. Also there are a couple of errors –

- It refers to a bus stop 500 metres from the development but the bus stop is no longer there
- It is misleading “traffic on Victoria Road speed is low” The average speed on Victoria Road is 37mph
- IT doesn't take into account any construction traffic. Elizabeth Crescent is on a very steep hill and there are parked cars on the estate

- There are practical issues as to how a lorry etc might get up the estate
- There are some errors and misleading text in the document as it says that there is no justifiable transportation reason why planning permission should not be granted.

Helen Barlow a resident of Elizabeth Crescent – She said she had seen several planning applications being refused all of which had various proposals for access. She said it was really surprising that CCC could approve and support this application. She said her concern was that the developers were leaving open-ended cul-de-sacs which could potentially provide for the proposed development to be extended to provide 50 more houses.

Dorothy Haslett- She said she had concerns about access for children coming from school and walking to and from school. She said there is no footpath on Victoria Road and no cycle paths. She said there was a bus service provided by the schools but that this was poor due to spending cuts.

She said the proposed homes would be family homes so there would be an increase in children.

Robin Pickford – He said he had young children and was concerned about access to schools based on the impact of the 12 houses on The Mount.

Alan Freeman a resident of Elizabeth Crescent – He said that there was a massive amount of information to be considered but he only wanted to say 2 things:-

- The access
- The change of use of the site

He said the developer had not tried to address the real problems but there was a lot of information about how people should deal with bats. He said squirrels or deer had not been considered.

He said only lip service had been paid to green ecological issues.

He said 50 houses were proposed that the proposal to hold the surface water off the roads in storage tanks to be let out was dangerous because if there was any blockage all the houses on Victoria Road would be flooded.

He said the Transport Statement contained mathematical errors in that it

only commented on existing footpath and road widths.

Robert Barlow – He said in the broader sense the demand for housing needed to be thought through and that it did not feel like this was a sustainable development.

839/17 Planning Applications

The Council considered a list of planning applications received and it was

RESOLVED – (i) That the Clerk write to Copeland Borough Council informing them of the Councils representations on the planning applications as below in (ii), (iii) and (iv)

(ii) That the Council endorse the comments made by the public and give its full support to the residents of Elizabeth Crescent in objecting to the outline application no CH/4/17/2296/001

(iii) That application no. CH/4/17/2354/OF1 for a snooker hall on part of B and H Motors was very near the road and very close to residents and a school

(iv) That it would be important for the planners of Copeland Borough Council to consider the legalities around Morrisons entire arrangement.

The Meeting closed at 6.55



Chairman