

Minutes of a Special Planning Meeting of Cockermouth Town Council held in the Council Chamber, Town Hall, Cockermouth on Wednesday 1 June 2023 at 7.00 pm

Present: Councillor J Laidlow (Mayor)  
Councillor S Barnes  
Councillor C Bell  
Councillor I Burns  
Councillor C Bridgman  
Councillor D Malloy  
Councillor J Samson  
Councillor Telford  
Councillor Tucker  
Councillor R Watson

Apologies for absence were received from councillors M Bowman & H Beanland

**16 Declaration of Interest**

None declared.

**17 Public Participation**

There was none.

**18 Planning Applications**

FUL/2023/0088

Change of use from site of former fire station to private housing development

Former Fire Headquarters, Station Road

Councillor Telford made reference to the following points:-

Density of building proposed for the site

Cockermouth has exceeded targets identified in ALP (parts 1 and 2)

Appearance: A 4 storey building in one area of the site will dominate the landscape both on the site and beyond

Only part of the site can be classified as brownfield

Some of the building would be identified woodland directly adjacent to Harris Park.

Most trees in eastern woodland spaces identified as having TPO's

Effect on woodland conservation – some woodland described as having 'high spatial priority'

It is a wildlife corridor



Protected species identified in area

Current trees contribute to visual amenity

Light pollution concerns in woodland area

Drainage concerns – these are highlighted and would be exacerbated by tree removal in the south and east of the site. Would a soakaway be sufficient?

Cumberland Council have already expressed concerns about this

Part of the site is in Flood Zone 2

The Greenway has been used by the public for many years who would be responsible for the upkeep e.g. lighting going forward. Clarification and commitment would be needed. Future residents should not be responsible

Without mitigation, there is potential for the proposed construction activities to impact the SSI/SAC via run off and pollution incidents.

Areas of woodland habitat on site could be described as being 'of importance for nature conservation

There is concern expressed regarding parking allocation and the fact that some of the proposed garage spaces do not meet the 7x3m minimum requirement (for a car)

Potential for deleterious impact upon the qualifying feature of River Derwent and Bassenthwaite Lake SAC

Councillor Burns moved refusal on the grounds of overdevelopment and massing preferring the flats to be 3 rather than 4 storey high.

Councillor Telford seconded the motion and amended it slightly by adding the words 'and woodland concerns'.

Upon being put to the vote it was unanimously recommended to refuse the application on the grounds of overdevelopment and massing preferring the flats to be 3 rather than 4 storey high and woodland concerns as outlined above.

HOU/2023/0098

Installation of 19 solar panels to roof

6 Mill Grove, Tweedmill Lane

Recommended - Approval

ADV/2023/0007

Installation of traditional style hanging sign

102, Main Street

A handwritten signature in black ink, appearing to be 'J.M.', is located at the bottom center of the page.

Recommended - Approval

## 19 Application for Tree Works

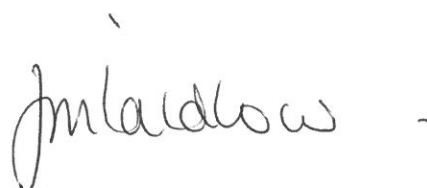
WTPO/2023/0012

T115 (Cypress), T120 (Cypress), T121 (Yew), the branches encroaching on the car park cut back so that they keep this area clear. T103 (Horse Chestnut), the tree has now completely died and needs to be felled.

1, Strawberry How

Recommended – Approval subject to having regard to the shape of T115, T120 & T121 when cutting back the branches encroaching on the car park.

The meeting closed at 7.17 pm

  
Mayor

