

MINUTES OF THE ORDINARY MEETING OF
CLEATOR MOOR TOWN COUNCIL

HELD ON TUESDAY 8th April 2025 AT THE TOWN COUNCIL
OFFICE At 6.30pm.

Present:

Cllr P Burns
Cllr C Campbell
Cllr M Eldon
Cllr N Ford
Cllr J Hully (Chair)
Cllr M Messenger
Cllr D Riley

Mr S Richardson. (Clerk/Finance Officer)
13 members of the public attended the
meeting.

353/25. To receive and accept apologies for absence.

Apologies received from Cllr D Hully and Cumberland Cllr L Jones-Bulman.

354/25 To approve and sign the minutes of the meeting held on 11th March 2025.

Resolved that the minutes be approved and signed.

355/25 Declarations of interest of items on the agenda.

Cllr Eldon declared an interest in Cumberland Council.

356/25 Applications to the Clerk for dispensations.

None received.

357/25 Public/Elected Officer participation.

2 members of the public spoke to members about their concerns relating to the publicity regarding the proposed Solar Farm at Cobra Castle Egremont. The clerk informed them that the Town Council had attended an initial meeting with representatives and the public consultation and had requested a further meeting

which has been put on hold following the decision to delay any planning application. They were informed that the situation would be monitored.

11 members of the public attended with concerns about the proposed Development of 95 houses at Parkside Road. A spokesperson addressed the Council on behalf of all present detailing their concerns about the proposal. A copy of the meeting brief is attached to these minutes. Members thanked the members of the public for their participation.

358/25 To review planning applications.

- 4/25/2091/OB1. APPLICATION FOR THE VARIATION OF CONDITION 11 OF PLANNING PERMISSION 4/22/2184/001-OUTLINE APPLICATION FOR THE ERECTION OF A NEW BUILDING UP TO 4000 SQUARE METRES IN FLOORSPACE, FRO VARIOUS USES WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND ENGINEERING WORKS WITH FULL DETAILS OF SCALE AND ACCESS.
- 4/25/2089/OF1. ALERATIONS AND EXTENSIONS INCLUDING RAISING OF ROOF TO PROVIDE LOFT BEDROOM SPACES AND NEW GARAGE AND STOREROOM. THE LAURELS FRIZINGTON ROAD CLEATOR MOOR. MR AND MRS BRANTHWAITE.
- 4/25/2097/OF1. FULL REFURBISHMENT OF VACANT INDUSTRIAL BUILDING TO OFFICES, INCLUDING NEW WINDOWS AND DOORS ALONG WITH ANCILLARY EXTERNAL WORKS TO SERVICE THE BUILDING. THE FLAXWORKS MILL BUILDING 1 CLEATOR MILLS CLEATOR.
- 4/25/2107/OE1. APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED SINGLE STOREY EXTENSION. CARBONDALE JACKTREES ROAD CLEATOR MOOR. MR AND MRS TEASDALE.
- DISCHARGE OF CONDITION 10 OF PLANNING APPLICATION 4/24/2300/OB1. LAND TO THE NORTH EAST OF LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR. CUMBERLAND COUNCIL.
- 4/25/2110/OF1. ERECTION OF 95 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE. LAND AT PARKSIDE ROAD CLEATOR MOOR. GENESIS HOMES.
- 4/25/2118/OF1. CHANGE OF USE OF DWELLING HOUSE (CLASS3) TO FORM A HOUSE IN MULTIPLE OCCUPANCE (SUI GENERIS)

Resolved

- 4/25/2091/OB1.
- 4/25/2089/OF1.
- 4/25/2097/OF1.
- 4/25/2107/OE1.
- 4/25/2300/OB1.

No concerns were raised on the above applications.

- 4/25/2110/OF1. ERECTION OF 95 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE.LAND AT PARKSIDE ROAD CLEATOR MOOR. GENESIS HOMES.

Members had several concerns regarding this application and a copy of the letter to the Planning authority is attached to these minutes.

- 4/25/2118/OF1.

Members feel that the previous approval for this property 4/22/2227/OF1 presents a more suitable use of this building than this proposal which is excessive in terms of demand on infrastructure, services and character and would ask that this be refused.

359/25 Updates from other meetings.

Cllr J Hully informed members that the RNEC meeting scheduled for the 26th March had been cancelled.

360/25. Finance.

- To approve a schedule of payments for April 2025.
- Approved.
- To note the bank reconciliation's up to end of March 2025.
- Noted and approved.

361/25 Items for inclusion on the next agenda. Please note that decisions cannot be taken on these items until formally included on an agenda.

Any items to be forwarded to the Clerk 2 weeks before the date of the next meeting.

362/25. To approve the date of the Annual meeting with the Parish to be held on the 13th of May 2025 at 630pm followed by the AGM at 7.00pm.

Approved

Meeting closed 8.20pm.

Signed

Dated

Mr N Hayhurst
Cumberland Council
Catherine Street
WHITEHAVEN
Cumbria
CA28 7SJ.
9th April 2025.

Dear Mr Hayhurst

Members reviewed the following applications at The Town Council meeting held on 08/04/2025.

- 4/25/2091/OB1.
- 4/25/2089/OF1.
- 4/25/2097/OF1.
- 4/25/2107/OE1.
- 4/25/2300/OB1.

No concerns were raised on the above applications.

- 4/25/2110/OF1. ERECTION OF 95 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE.LAND AT PARKSIDE ROAD CLEATOR MOOR. GENESIS HOMES.

With regards to this application the Town Council wish to make the following comments.

The Town Council do not feel it is proven that the proposed development provides the type of housing that is currently needed nor will it enhance the locality in a positive way, the attached transport policy states that traffic flows freely along the stretch of A5086 however this does not take into account the everyday congestion that occurs on this and adjoining roads which leads to increased speeds on this and other sections of the A5086, the policy also refers to amenities within walking distance of the development however we haven't taken too much into this considering at least 5 of the walkable amenities mentioned have closed down, some not recently.

Regarding the actual development we feel this presents very real privacy issues for a large number of existing properties with no barrier of any kind shown on the development plans between the new development and established properties.

We also feel there needs to be more detailed information regarding the drainage solution included with the application.

The Flood Risk and drainage assessment itself states that.

Surface and Foul Water Disposal

Without a site specific investigation detailing ground conditions at the site, including permeability testing and water table levels it is not possible to conclude that infiltration drainage would be an effective means of dealing with surface water run off for proposed development.

Proposed Foul Water Drainage There are no foul or combined sewers within the site boundary. A 225mm diameter combined sewer is located south of the development boundary and flows south. UU records confirm a gravity connection would not be achievable and therefore a pumping station and rising main will be required. Proposed foul water drainage layout is included in Appendix G.

Looking at appendix G we cannot be satisfied that the micro map produced is evidence of this provision, nor is it satisfied that the nearby River Ehen is adequately protected from potential pollution.

With regards to the affordable housing provision detailed on the application we feel that this does provide the required number of units however does not provide the units that are in need in Cleator Moor such as rentable/affordable bungalows for over 55's.

We also wonder if the affordable provision is achievable financially given the price that would need to be applied to the units using the criteria given to calculate a figure for this area.

The development land itself is green field agricultural land providing habitats for multiple wildlife groups, in July 2024 Cumberland Council presented a report to the Executive Committee with the title *Climate and Nature Strategy* with the recommendation that the committee adopt the *Climate and Nature Strategy* along with the supporting *Carbon and Energy Management Plan*.

Background information presented to the committee refers to the change in public opinion and social trends on climate change quoting a recent Office for National Statistics survey estimating that 72% of people have made a lot or some changes to their lifestyle to help tackle climate control with 66% making changes to help prevent loss of natural habitats or wildlife and yet we now debate a proposal that would remove a sizable area of natural habitat. In addition, 69% of people were influenced to make changes due to worry about

the effect on future generations and this development has no detail included regarding renewable energy and during the presentation of this strategy the following question was asked,

A Member questioned whether the Council could insist that solar powers were built into new properties as part of the planning application as was happening in other areas. The Assistant Director Thriving Place and Investment responded that developers were now building solar panels into new properties and the Council was using powers in Building Control to ensure this was happening. In addition, there had been some exploration work into the use of local heat networks. All of this work also helped businesses to meet their own climate change strategy requirements.

This plan further details the influence Cumberland Council will have with direct control over Council buildings and assets, indirect control on other organisations through use of the Councils development control department and influence through collaboration with organisations including communities and Town and Parish Councils. This proposed development demonstrates how this strategy could be utilized effectively.

The Town Council also has a concern regarding the development site and its proximity to the Roman road which is known to have connected Papcastle to Ravenglass passing Cleator Moor directly through this site, indeed small earthworks of the road are still visible in part of the proposed development site and we are in full agreement with the condition of approval recommended by the Historic Environment officer in his submission to the planning authority.

A further concern exists regarding stretching the Town boundary as this proposal does, this has been an issue in previous applications and indeed was the basis for a planning inspector to reject an appeal to a proposed development that would blur the natural boundary between existing settlements.

In conclusion the Town Council feel this is an unnecessary development which does nothing to address the actual housing requirements in Cleator Moor and would simply add more people to a town without the infrastructure to cope and more traffic to roads that are already struggling to cope with the volume which has been directly affected by the approval of the park and ride scheme at Cleator and the possibility of a further two housing developments in the planning process.

We believe that there are more suitable sites available for this development and request that this application be refused.

If recommended for approval we would ask that the following be considered.

- A natural barrier between existing houses and the proposed development by way of a perimeter corridor/wildlife corridor be included which would retain some privacy for existing and new residents and afford some protection to existing wildlife.
- A more detailed drainage plan is provided including details of surface drainage and evidence of work to ensure no pollution risks remain to the nearby River Ehen which for 13km from its outlet at Ennerdale to its junction with the River Keekle at Cleator Moor has protective status for both Pearl Mussels' and Atlantic Salmon.
- A renewable energy option be provided for approval.
- An **Archaeological study** be carried out before any development starts.

With regards to

- 4/25/2118/OF1.

Members feel that the previous approval for this property 4/22/2227/OF1 presents a more suitable use of this building than this proposal which is excessive in terms of demand on infrastructure, services and character and would ask that this be refused.

Mr Steve Richardson

Clerk to the Council.

HANDOUT FOR PLANNING COMMITTEE – OBJECTION TO PLANNING APPLICATION REF:

4/23/9003

Prepared by Local Resident – For Planning Committee Submission

Proposed Development

- 95 new dwellings on greenfield site at Parkside Road, Cleator Moor.
- Major concerns regarding traffic, flood risk, ecological impacts, infrastructure capacity, and conflict with local planning policy.

Traffic, Road Safety, and Access Concerns

- Main vehicular access is proposed via Parkside Road (west).
- A secondary route is shown to the east, but access conditions and safety have not been fully assessed.
- Parkside Road is a fast-moving stretch currently at 60 mph – unsafe for increased traffic.
- Developer proposes reducing the speed to 30 mph with no enforcement detail.
- Known hazards at nearby bridge – narrow, no footpath, history of accidents.
- Congestion risks on local roads – Frizington (school traffic), Trumpet Road, Ennerdale Road.
- Safety concerns from increased haulage and construction traffic.
- Eastern track access may cause conflict with pedestrians and lacks safety mitigation.

Flood Risk & Drainage

- Site lies adjacent to Red Beck and near the River Ehen – both flood-sensitive areas.
- Local properties (e.g., Dent Place, Ehen Road) have reported flooding historically.
- SuDS proposals may be inadequate for volume – downstream risk to protected areas.
- Risk of polluted runoff reaching River Ehen SSSI/SAC.

Housing Need & Local Plan Conflict

- Local Plan states development should meet local needs and be environmentally sustainable.
- Several better suited SHLAA sites in Cleator Moor exist.
- 95 homes is excessive – misaligned with current population trends and local need.
- No assurance of affordable or smaller units to meet demand for elderly or starter homes.

Ecology, Biodiversity, and Carbon Impact

- Proximity to River Ehen SSSI/SAC – protected habitat for freshwater mussels and salmon.
- Ecological surveys incomplete – mitigation strategies not detailed.
- Net biodiversity gain and carbon offsetting are not evidenced.
- Hedgerow and grassland loss reduces ecological quality.

Carbon Impact & Climate Concerns

- The proposal does not demonstrate how it will reduce or offset carbon emissions in line with the Local Plan's sustainability policies.
- There is no commitment to using renewable energy (e.g. solar panels), energy-efficient construction, or low-carbon heating systems.
- No carbon offsetting or mitigation measures are mentioned to account for the environmental impact of 95 new homes.
- This contradicts Cumberland Council's declared climate emergency and undermines wider carbon reduction targets.

Light Pollution & Privacy

- Site backs onto existing houses – no proposed buffer strip.
- Increased lighting will cause light pollution and disturb local wildlife.
- Development raises concerns over overlooking and residential amenity.

Sewerage and Waste Infrastructure

- Known sewerage capacity issues in Cleator Moor and Frizington.
- No detailed study of network capacity or waste treatment impact.
- Potential for overflow during high rainfall periods.

Parking & Overspill Risk

- On-plot parking may be inadequate for 3–4 bed homes.
- Risk of overspill parking on Parkside Road, affecting emergency access and road safety.

Lack of Public Consultation

- Residents received letters only on 5th April – minimal notice.
- Most residents became aware via social media or word of mouth.
- No drop-in session or proper engagement for a development of this scale.

Property Value and Community Impact

- Concerns over property devaluation.
- Loss of green views, rural character, and amenity for existing residents.

Summary – Reasons for Objection

- 1. Unsafe access and known traffic hazards.
- 2. Inadequate drainage, flood risk, and pollution danger to River Ehen.
- 3. Lack of housing need and conflict with the Local Plan.
- 4. Loss of biodiversity, green space, and ecological harm.
- 5. Light pollution, overdevelopment, and lack of buffer to existing homes.

- 6. Sewerage and infrastructure inadequacy.
- 7. No proven community benefit.
- 8. Inadequate consultation and transparency.
- 9. Safety and policy concerns regarding use of eastern track.

Request to Committee

- We respectfully ask that the application be REFUSED or DEFERRED pending:
 - A full traffic and flood risk assessment.
 - A public consultation and engagement session.
 - Consideration of alternative, better-suited sites within Cleator Moor.