

Eden District Council

Planning Committee Minutes

Date: 3 December 2015 Venue: Council Chamber, Town Hall, Penrith Time: 11.30 am

Present:

Chairman: Councillor W Patterson

Vice Chairman: Councillor J G Thompson

Councillors:	Miss M Clark	J C Lynch
	A Armstrong	Mrs E Martin
	I Chambers	H Sawrey-Cookson
	D Holden	J Tompkins
	Mrs V Kendall	

Officers Present: Daniel Addis, Senior Planning Officer
Gwyn Clark, Head of Planning Services
Lisa Tremble, Legal Services

Democratic Services Officer: Lauren Rushen

Pla/139/12/15 Apologies for Absence

There were no apologies for absence at this meeting.

Pla/140/12/15 Declarations of Interest

Declarations of interest were received from:

1. Councillor J G Thompson declared a registerable but non-pecuniary interest in respect of Planning Application 15/0459 as the owner of the site was known to him.
2. Councillor Miss M Clark declared a registerable but non-pecuniary interest in respect of Planning Application 15/0495 as she had previously been appointed by the Council to sit on the Omega Proteins Liaison Group.
3. Councillor J G Thompson declared a registerable but non-pecuniary interest in respect of Planning Application 15/0495 as he had previously been appointed by the Council to sit on the Omega Proteins Liaison Group and had chaired this group.

Pla/141/12/15 Outline application for erection of a storage building and all associated hardstandings, with approval sought for access, appearance, layout and scale at Omega Proteins Penrith Ltd, Greystoke Road,

Penrith, CA11 0BX for Omega Proteins Ltd (Planning Application No 15/0495)

The Senior Planning Officer advised the Committee that the lead flood authority, Cumbria County Council, had withdrawn its objection to the application, subject to conditions.

The Senior Planning Officer advised the Committee that the Environment Agency continued to object to the application.

The Committee received a presentation from Mr Andrew Watt, the applicant's agent, in support of the application.

Moved by Councillor J G Thompson
Seconded by Councillor H Sawrey-Cookson

RESOLVED that planning permission be refused for the following reasons:

The proposed building and associated service yard by their very nature and appearance represent a significant intrusion into the open countryside beyond a well-defined existing boundary limit to the facility which would harm the undeveloped character of the open countryside contrary to Saved Local Plan (SLP) policy SLPNE1 and Core Strategy (CS) policy CS3 where the need for the scale of the proposal to be at the specific site has not been identified and that the need does not outweigh the environmental cost contrary to SLPNE1 and has an unacceptable impact on the local built form and the landscape contrary to SLPEM5, whilst failing to respect and reinforce the local landscape character contrary to CS14, failing to complement and enhance the existing area and failing to protect or enhance the distinctive rural landscape contrary to CS18 and failing to propose high quality design and failing to protect the intrinsic character and beauty of the countryside contrary to the NPPF.

Councillor Mrs V Kendall requested that her abstention be minuted.

Pla/142/12/15 Proposed solar farm and associated development including five inverter cabins, a substation, switchgear housing, two communication buildings, 28 CCTV cameras and perimeter fencing at Land near Moss Thorn Farm, Pallet Hill, Penrith for TGC Renewables Ltd (Planning Application No 15/0459)

The Senior Planning Officer advised the Committee that it was unclear whether the response to the application from Catterlen Parish Council was an objection, a support or a no view expressed. The Senior Planning Officer read out the response.

Councillor Mrs E Martin declared a registerable but non-pecuniary interest as the local ward Councillor who had attended, but not taken part in, the parish Council meeting where the application was discussed.

The Committee received a presentation from Mr James Jamison, the applicant's agent, in support of the application.

Moved by Councillor J Tompkins
Seconded by Councillor J Lynch and

RESOLVED that the Committee be MINDED TO REFUSE the application on the grounds that the proposal, due to its nature and its prominent location, would result in significant unacceptable adverse effects to the character of the landscape and the visual amenity of the area.

The Chairman announced that there would be a brief adjournment at 12:54pm

The meeting reconvened at 1:15pm

Pla/143/12/15 Proposed solar farm and associated development including five inverter cabins, a substation, switchgear housing, two communication buildings, 28 CCTV cameras and perimeter fencing at Land near Moss Thorn Farm, Pallet Hill, Penrith for TGC Renewables Ltd (Planning Application No 15/0459)

Members considered for final determination Planning Application 15/0459 which had been minded to refuse.

Moved by Councillor J Tompkins
Seconded by Councillor J Lynch and

RESOLVED the proposal, due to its nature and its prominent location, would result in significant unacceptable adverse effects to the character of the landscape and the visual amenity of the area which cannot be mitigated against and which are not outweighed by need or the wider environmental, social and economic benefits contrary to Saved Local Plan Policy NE1 and Eden Core Strategy Policies CS16, CS18 and CS20 and the related guidance of the National Planning Policy Framework.

Councillor D Holden requested that her abstention be minuted.

Pla/144/12/15 Any Other Items which the Chairman decides are urgent

There were no other items which the Chairman decided were urgent.

Pla/145/12/15 Date of Next Meeting

The date of the next scheduled meeting was confirmed as the 17 December 2015.

The meeting closed at 1.26 pm

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