

# **Eden District Council**

## **Planning Committee Minutes**

**Date: 4 May 2016 Venue: Temple Sowerby Village Hall Time: 10.10 am**

### **Present:**

Chairman:	Councillor W Patterson	
Vice Chairman:	Councillor J G Thompson	
Councillors:	A Armstrong	J C Lynch
	I Chambers	Mrs E Martin
	Miss M Clark	H Sawrey-Cookson
Standing Deputies:	Councillor R Howse	
	Councillor S Jackson	
Officers Present:	Daniel Addis, Senior Planning Officer	
	Kevin Hutchinson, Principal Development Control Officer	
	Lisa Tremble, Legal Services Manager	
Democratic Services Officer:	Charlotte Alderson	

### **Pla/252/05/16 Apologies for Absence**

Apologies for absence were received from Councillor Tompkins, Councillor Kendall, Councillor Jackson attended as a substitute, Councillor Holden, Councillor Howse attended as a substitute (Item 3 Only).

### **Pla/253/05/16 Declarations of Interest**

1. Councillor Sawrey-Cookson declared that he had been lobbied in relation to item 3 of the agenda, Planning Application 16/0036.

### **Pla/254/05/16 Planning Issues: Site Visit**

**The Committee received a presentation from Mr Richardson, a Parish Councillor, objecting to the application.**

**The Committee received a presentation from Mr Balbach objecting to the application.**

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

Moved by Councillor Thompson  
Seconded by Councillor Elaine Martin

For the motion: 5

Against the motion: 5

The Chairman used their casting vote and the motion was won.

**RESOLVED** that the application be **APPROVED** subject to the following conditions:

### **Approved Plans**

1. The development hereby granted shall be carried out in accordance with the drawings hereby approved:
  - i) Location Plan, drawing number 114-160A-01, received 12 January 2016
  - ii) Proposed Site Plan, drawing number 114-160B-05, received 26 February 2016
  - iii) Proposed Site Plan, drawing number 114-160A-02, received 12 January 2016
  - iv) Proposed Plan and Elevations, drawing number 114-160A-03, received 12 January 2016
  - v) Proposed Plan and Elevations, drawing number 114-160A-04, received 12 January 2016

**Reason:** To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.

### **Pre-Occupancy or Other Stage Conditions**

2. Prior to any construction works relating to the house are undertaken details of noise mitigation measures to be included with the design and construction of the house shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** to protect the amenity of the future occupiers of the house.

3. Prior to occupation, the entire access road shall be resurfaced in a hard bound material and passing places provided as shown on drawing 114-160B-05. The passing places shall be retained as such during the lifetime of the development at the access road maintained at the distances shown on drawing 114-160B-05.

**Reason:** In the interests of highway safety.

4. Full details of the drainage shall be submitted to and approved in writing by the local planning authority prior to the erection of any superstructure. Foul drainage shall be on a separate system with surface water being disposed of in the most sustainable way in accordance with the surface water hierarchy outlined in Building Regulation H3.

**Reason:** In the interests of achieving an acceptable form of development.

### **Note to Developer**

PROW (number 368004) lies adjacent to/runs through the site. The Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

As the construction method is likely to affect the footpath, the applicant may have to have it closed for the duration of the works by means of a temporary traffic regulation order. An application for this should be made to Sandra Pattinson email: Sandra.Pattinson@cumbria.gov.uk, Tel 01228 221884. A minimum notice period of 14 weeks is required to process any application.

**Councillor Howse withdrew from the meeting 11.10am.**

**The Meeting was adjourned at 11.10am.**

**The Meeting reconvened at 11.15am.**

**Pla/255/05/16 Demolition of Shed and Erection of Single Detached Dwelling, Land at Elseghyll, Rear of Elseghyll Court, Melmerby**

Moved by Councillor Lynch  
Seconded by Councillor Armstrong

For the Motion: 6  
Against the Motion: 3

**RESOLVED** that the application be **APPROVED** subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** In order to comply with the provisions of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby granted shall be carried out in accordance with the drawings hereby approved:

- i. Location Plan reference L1/15/0612 received February 2016
- ii. Proposed Elevations reference L2/15/1610 received February 2016
- iii. Proposed Floor Plans and Section reference L5/16/0102 received February 2016

**Reason:** To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.

The meeting closed at 11.18 am

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