

Eden District Council

Planning Committee Minutes

Date: 3 May 2017 Venue: McPherson Room, Evergreen Community Hall, Penrith Time: 9.30 am

Present:

Chairman:	Councillor J G Thompson	
Vice Chairman:	Councillor J Owen MBE	
Councillors:	A Armstrong I Chambers M Clark J C Lynch	W Patterson R Sealby H Sawrey-Cookson
Officers Present:	David Rackstraw, Senior Solicitor David Wright, Planning Services Development Manager	
Democratic Services Officer:	John Greenbank, Member Services Officer	

Pla/216/05/17 Apologies for Absence

Apologies for absence were received from Councillor Holden and Councillor Sheriff.

Pla/217/05/17 Declarations of Interest

There were no declarations of interest made at this meeting.

Pla/218/05/17 Planning Application 16/1102 Proposed 34no. lodges, additional parking and new arrivals lodge, Center Parcs, Whinfell Forest Holiday Village, Whinfell, Penrith

Members considered a report from the Assistant Director Technical Services which provided reasons for refusal following Members' initial indication that they may wish to refuse the application considered at the meeting held on 20 April 2017.

Proposed by Councillor Sawrey-Cookson
Seconded by Councillor Owen

That the application be refused for the following reasons;

- 1 Whinfell Forest Holiday Village has expanded incrementally from the 700 lodges granted in 1993 and, with construction of recently approved developments ongoing, will soon number 882 lodges. The Holiday Village is considered to have reached its full capacity, such that the development of a further 34 lodges will constitute overdevelopment of the site to the detriment of the character of the area contrary to CS12 of the Core Strategy.
- 2 The proposed development will require the removal of over 240 trees and areas of the protected orchid Creeping Lady's Tresses, and will affect the habitat of protected species including badger and red squirrel. To grant permission would conflict with policies seeking to protect the natural environment, and as such the ecological harm caused by the development is contrary to CS16 of the Core Strategy.

A vote was taken and there were;

For the motion - 3

Against the motion - 6

and the motion was lost

Proposed by Councillor Lynch

Seconded by Councillor Armstrong

that the application be approved subject to the conditions outlined in the report.

For the motion – 6

Against the motion - 3

and **RESOLVED** that planning permission is granted subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby granted shall be carried out strictly in accordance with the following details and plans hereby approved

16/2052/(PL) 007

16/2052/(PL) 008

16/2052/(PL) 009

16/2052/(PL) 010 Rev A

16/2052/(PL) 011 Rev A

16/2052/(PL) 012 Rev A

16/2052/(PL) 013

16/2052/(PL) 014

16/2052/(PL) 015

16/2052/(PL) 016

16/2052/(PL) 017

16/2052/(PL) 018

16/2052/(PL) 019

16/2052/(PL) 021

16/2052/(PL) 022 Rev A

3. Prior to the commencement of development, a method statement shall be submitted to the Local Planning Authority for approval detailing the method of implementation of site clearance/construction mitigation measures recommended in the ecology assessment report and the timing of vegetation clearance works. Development shall be carried out in accordance with the approved details.
4. The development shall be carried out in strict accordance with the submitted Arboricultural Survey Reports prepared by EMEC Arboriculture revised March 2017.
5. Prior to the commencement of development, details of the surface and foul water drainage shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the approved details.
6. Prior to the commencement of development, a Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall provide details of the location of barriers/fencing/ ground protection measures etc. to be installed for all trees identified for retention in the EMEC Arboriculture report. The approved scheme shall then be implemented in full and shall be retained throughout the duration of the construction phase.
7. Prior to the commencement of development, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide full details of the arboricultural supervision to be carried out during the development. The approved scheme shall then be implemented in full and shall be retained throughout the duration of the construction phase.

Reasons

1. In order to comply with the provisions of the Town and Country Planning Act 1990.
2. To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.
3. To ensure that the favourable conservation status of protected species is maintained. The condition is considered necessary to be complied with pre-commencement as compliance with the requirements of the condition at a later time could result in unacceptable harm contrary to the policies of the Development Plan.
4. To ensure the adequate protection of the trees.
5. To ensure the site is adequately drained. The condition is considered necessary to be complied with pre-commencement as compliance with the requirements of the condition at a later time could result in unacceptable harm contrary to the policies of the Development Plan.
6. To ensure the adequate protection of the trees. The condition is considered necessary to be complied with pre-commencement as compliance with the requirements of the condition at a later time could result in unacceptable harm contrary to the policies of the Development Plan.
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The meeting closed at 9.47 am

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