

# Eden District Council

## Planning Committee Minutes

**Date: 13 February 2020 Venue: Council Chamber, Town Hall, Penrith Time: 9.30 am**

### Present:

Chairman: Councillor W Patterson

Councillors: M Eyles G Simpkins  
D Holden J G Thompson  
A Ross D Wicks  
H Sawrey-Cookson

Standing Deputies: Councillor S Lancaster  
Councillor G Nicolson OBE

Officers Present: Nick Atkinson, Planning Services Development Manager  
Rebecca Harrison, Solicitor  
Alexander Strickland, Interim Assistant Director Governance  
Nicholas Unwin, Planning Officer

Democratic Services Officer: Vivien Little

### Pla/125/02/20 Apologies for Absence

Apologies for absence were received from Councillor Clark, Councillor Lancaster attended as substitute, Councillor Lynch, Councillor Nicolson attended as substitute, and Councillor Chambers.

### Pla/126/02/20 Minutes

**RESOLVED** that the public minutes Pla/113/01/20 to Pla/124/01/20 of the meeting of this Committee held on 16 January 2020 be confirmed and signed by the Chairman as a correct record of those proceedings.

### Pla/127/02/20 Declarations of Interest

Councillor Lancaster declared a registerable interest in regard to planning application number 19/0433 in that she intended to speak as Ward Councillor on this application. She would stand down from the Committee for this item.

Councillor Nicolson gave a personal explanation with regard to planning application number 19/0793 in this he was present at the parish meeting where this was discussed, and gave advice on what constituted material planning matters. He confirmed that he had kept an open mind throughout discussions and came to Committee with an open mind on the application. He would therefore remain on Committee for this item.

Councillor Wicks gave a personal explanation with regard to planning application number 19/0433 in that she had been lobbied with regard to this item.

Councillor Thompson gave a personal explanation with regard to planning application number 19/0433 in that he had been lobbied with regard to this item.

Councillor Patterson gave a personal explanation with regard to planning application number 19/0433 in that he had been lobbied with regard to this item. All other Councillor confirmed that they had been similarly lobbied.

## **Pla/128/02/20 Appeal Decision Letters**

Members considered report PP7/20 of the Assistant Director Planning and Economic Development which detailed decision letters received since the last meeting.

<b>Application Number(s)</b>	<b>Applicant</b>	<b>Appeal Decision</b>
18/0985	<p>Dr Anderson and Dr Parratt Land North East of East Lodge, Edenhall, Penrith CA11 8SX</p> <p>The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.</p> <p>The development proposed is described as 'erection of a dwelling with all matters reserved.'</p>	The appeal is dismissed.
19/0378	<p>Addis Town Planning Ltd Barn South of Maiden Way, Kirkby Thore, Penrith CA10 1XS</p> <p>The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as</p>	The appeal is dismissed.

	<p>amended).</p> <p>The development proposed is described as 'conversion of an agricultural barn to the south of Maiden Way, Kirkby Thore, to a dwellinghouse (use class C3) including the retention of the walls, the steel frame, the concrete plinth, and external cladding with new materials to match as existing in design and appearance.'</p>	
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**RESOLVED** that the report be noted.

### **Pla/129/02/20 Planning Issues**

**RESOLVED** that the attached lists of the Assistant Director Planning and Economic Development:

- a) Applications determined under office delegated powers for the month of January 2020 (see attached at Appendix 1 to these minutes)
  - b) Reasons for refusal on delegated decisions for the month of January 2020 (see attached at Appendix 2 to these minutes)
- be noted.

### **Pla/130/02/20 Planning Issues - Applications for Debate (Green Papers)**

Members were advised of the applications requiring a decision by Members as detailed in a report of the Assistant Director Planning and Economic Development.

**RESOLVED** that:

1. the following applications for planning permissions ("those applications") are determined as indicated hereunder;
2. those applications which are approved be approved under the Town and Country Planning Act, 1990, subject to any detailed conditions set out in the Report, to any conditions set out below and to any conditions as to time stipulated under Sections 91 and 92 of the Act;
3. those applications which are refused be refused for the reasons set out in the report and/or any reasons set out below;
4. those applications which the Assistant Director Planning and Economic Development is given delegated powers to approve under the Town and Country Planning Act, 1990, be approved by him subject to any detailed conditions set out in the Report, to

any conditions as to time stipulated under Sections 91 and 92 of the Act, to the receipt of satisfactory replies.

**Pla/131/02/20 Planning Application No. 19/0719, Erection of one local occupancy dwelling, land north of Cornerstone Cottage, Great Salkeld, CA10 3DG**

**The committee received a presentation from Mr R Bell, an objector, in objection to the application.**

**The Committee received a presentation from Ms R Lightfoot, an agent, in objection to the application.**

**The Committee received a presentation from Mr D Addis, an agent, in support of the application.**

Proposed by Councillor Thompson  
Seconded by Councillor Patterson

That planning permission be granted subject to conditions.

For: 4  
Against: 6

The motion therefore FELL.

Proposed by Councillor Eyles  
Seconded by Councillor Sawrey-Cookson

For: 7  
Against: 3

and **RESOLVED** that planning permission be REFUSED on the grounds that the proposal does not constitute infill development and is therefore not in accordance with the Development Plan, specifically policy LS1 of the Eden Local Plan. There are no overriding material considerations which warrant the approval of this application.

**Pla/132/02/20 Planning Application No. 19/0433, Change of use of agricultural building to Class B8 (storage or distribution) and addition of new access, Cattle Shed, Hartley Fold, Hartley**

**Councillor S Lancaster moved to the public area at 10.21am.**

Proposed by Councillor Wicks  
Seconded by Councillor Sawrey-Cookson

That the Committee undertake a site visit regarding this application. Councillor Wicks and Councillor Sawrey-Cookson both agreed to postpone any vote on this until after all presentations had been heard.

The Committee received a presentation from Ms J Thornborrow, an objector, in objection to the application.

The Committee received a presentation from Mr D Precious, an objector, in objection to the application.

The Committee received a presentation from Mrs K Payne, from Hartley Parish Meeting, in objection to the application.

The Committee received a presentation from Councillor S Lancaster, the Ward Councillor, in objection to the application.

The Committee received a presentation from Mr N Cockshott, an agent, in support of the application.

Following all the presentations, the delayed vote for the site visit took place.

For: 7

Against: 2

and **RESOLVED** that a site visit be undertaken regarding this application.

**Councillor S Lancaster returned to her seat at 11.01am**

**Pla/133/02/20 Planning Application No. 17/1759, Installation of conversation velux roof lights, French doors, steps, renew guard/handrail to existing roof terrace, alter hipped roof to gable end and install triangular picture window, Osborne House, Front Street, Alston**

Proposed by Councillor Thompson

Seconded by Councillor Nicolson

and **RESOLVED** that planning permission be GRANTED subject to the following conditions:

#### **Time Limit for Commencement**

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.

#### **Approved Plans**

2. The development hereby granted shall be carried out in accordance with the drawings hereby approved:
  - i) Application Form received 21 October 2019
  - ii) Site Location Plan received 14 November 2019
  - iii) Proposed Plans and Elevations (Dwg No 2) received 21 October 2019

- iv) The Conservation Roof light (CR\_CRSS\_LS\_D) received 13 November 2019
- v) Heritage Statement received 13 November 2019

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

**Pla/134/02/20 Planning Application No. 19/0793, Additional holiday lodges at Moss Bank Lodge Park, Great Salkeld and erection of replacement shed, Moss Bank Lodge Park, Great Salkeld, Penrith**

The Committee received a presentation by Mrs C Lumley, an objector, in objection to the application.

The Committee received a presentation by Mr G Kelso, an objector, in objection to the application.

The Committee received a presentation by Mr D Addis, an agent, in support of the application.

Proposed by Councillor Thompson  
Seconded by Councillor Simpkins

and **RESOLVED** that planning permission be APPROVED subject to the following additional conditions:

**Time Limit for Commencement**

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.

**Approved Plans**

2. The development hereby granted shall be carried out in accordance with the documents and drawings hereby approved:
  - i. Application Form, dated 1 November 2019;
  - ii. D&A Statement, dated November 2019;
  - iii. Landscaping (MBL/GS/JB/7ALP/02), dated 7 October 2019;
  - iv. Indicative Elevations (TGR E15-6-7), dated 3 October 2017;
  - v. Location Plan (MBL/GS/JB/7ALP/01), dated 7 October 2019;
  - vi. Proposed Full Site Plan (MBL/GS/JB/7ALP/03), dated 7 October 2019;
  - vii. Proposed Site Plan (MBL/GS/JB/7ALP/04), dated 7 October 2019;
  - viii. Storage Shed (MBL/GS/JB/7ALP/05), 7 October 2019;
  - iv. CanExel Lap Boarding Brochure.

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

**Prior to commencement:**

3. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. No surface water shall discharge to the public sewerage system either directly or indirectly.

**Reason:** To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

### Ongoing Conditions

4. Not more than 7 caravans shall be sited at any one time on the land edged red on the submitted plan and they shall only be sited as shown on the hereby approved document 'Proposed Site Plan (MBL/GS/JB/7ALP/04), dated 7 October 2019'.

**Reason:** For the avoidance of doubt and to safeguard the amenities of the area.

5. The 7 holiday caravans hereby approved shall be used for holiday use only and shall not be used as a sole or principal residence by any person.

**Reason:** The site is one which does not accord with the Council's region or national guidance in respect of the spatial distribution of residential accommodation for housing.

6. No later than the first planting season from the first occupancy of any of the new holiday caravans hereby approved, landscaping of the site shall be undertaken in accordance with the hereby approved document 'Landscaping (MBL/GS/JB/7ALP/02), dated 7 October 2019'. Any trees or plants which, within a period of 5 years thereafter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation.

**Reason:** To safeguard the amenities of the area.

7. There shall be no touring caravans stored or stationed within the application site as outlined in red on the hereby approved document 'Proposed Site Plan (MBL/GS/JB/7ALP/04), dated 7 October 2019'.

**Reason:** To protect the character and amenity of the local landscape.

8. The 7 caravans shall conform to the indicative elevations shown in the hereby approved document 'Indicative Elevations (TGR E15-6-7), dated 3 October 2017' however:

- The width and length may vary with a maximum length of 46 feet and a maximum width of 22.3 feet.
- The position of window and door openings may vary.

**Reason:** To protect the character and amenity of the local landscape.

9. The approved colours of the CanExel Lap Boarding are:

- River Rock
- Sierra
- Walnut
- Granite

**Reason:** To protect the character and amenity of the local landscape.

10. The approved skirting materials of the caravans are:

- Limestone
- Sandstone
- Darlstone walling in buff brown
- A continuation of the cladding that is used on the caravan

**Reason:** To protect the character and amenity of the local landscape.

### **Pla/135/02/20 Quarterly Planning Performance Report - 2019/20 Quarter 3**

Members considered report PP5/20 from the Assistant Director Planning and Economic Development which sought to provide Members with an overview of the ongoing performance of the Council's Planning Service in relation to Key Performance Indicators and Planning Enforcement matters.

**RESOLVED** that the report was noted.

### **Pla/136/02/20 Confirmation of Site Visits (if any)**

A date for the next site visit meeting was confirmed as 27 February 2020.

### **Pla/137/02/20 Any Other Items which the Chairman decides are urgent**

There were no items which the Chairman felt was urgent.

### **Pla/138/02/20 Date of Next Meeting**

The date of the next scheduled meeting was confirmed as 19 March 2020.

The meeting closed at 11.58 am

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# PLANNING COMMITTEE

# Agenda Item No.

## APPLICATIONS DETERMINED UNDER OFFICER DELEGATED POWERS FOR THE MONTH OF JANUARY 2020

App No	App Type	Parish	Description	Location	Applicant	Decision
19/0554	Full Application	Penrith	Installation of multi use games area and path.	CARLETON PARK, CARLETON, PENRITH,	Carleton Park Recreation Group - Mr R Walker	APPROVED
19/0647	Full Application	Dufton	Replacement porch, erection of greenhouse and installation of 16 no. solar panels to west of adjoining coach house building.	KEISLEY HOUSE, MURTON, APPLEBY, CA16 6NF	Mr T Wiseman	APPROVED
19/0686	Full Application	Skelton	Variation of Condition 2 (plans compliance) to install oil tanks attached to approval 18/0484.	BARN ADJACENT RUSHGILL HOUSE, SKELTON WOOD END, SKELTON, PENRITH, CA11 9UB	Mr P Donaghue	APPROVED
19/0687	Full Application	Stainmore	Demolition of the existing 2 bedroom cottage and pre-fabricated garage and construction of a new 3 bedroom cottage with new garage and storage building.	BARRAS SIDE COTTAGE, BARRAS, KIRKBY STEPHEN, CA17 4ET	Trustees of the John Brazil Trust - c/o P F and K Plc	APPROVED
19/0688	Listed Building	Skelton	Variation of Condition 2 (plans compliance) to install oil tanks attached to Listed Building Consent 18/0753.	BARN ADJACENT RUSHGILL HOUSE, SKELTON WOOD END, SKELTON, PENRITH, CA11 9UB	Mr P Donaghue	APPROVED
19/0702	Full Application	Long Marton	Siting of static holiday caravans, laying of drive and parking plus waste water treatment system.	RISING SUN, CROFT ENDS, APPLEBY-IN-WESTMORLAND, CA16 6JL	Mr M Huschka	APPROVED
19/0707	Full Application	Long Marton	Proposed extension and refurbishment.	MIDTOWN FARMHOUSE, BRAMPTON, APPLEBY-IN-WESTMORLAND, CA16 6JS	Mr C Kilmurry	APPROVED
19/0716	Cert. of Lawful	Penrith	Certificate of lawfulness for installation of Biomass Boiler System.	GREENGILL FOOT, INGLEWOOD ROAD, BOWSCAR, PENRITH, CA11 8RP	A J Forster Ltd - Mr M Forster	APPROVED
19/0721	Cert. of Lawful	Penrith	Certificate of lawfulness for the Installation of Biomass Boiler System.	BEAVERLODGE POULTRY FARM, MAIDENHILL ROAD, PENRITH, CA11 8SQ	A J Forster Ltd - Mr M Forster	APPROVED
19/0750	Listed Building	Appleby	Listed building consent for the retention of fire opening/surround, installation of radiator and associated works. Replacement front door.	5 FRIARY COTTAGES, BATTLEBARROW, APPLEBY-IN-WESTMORLAND, CA16 6XT	Mrs A Brett Willard	APPROVED
19/0754	Full Application	Warcop	Two storey extension and associated alterations.	1 THE SQUARE, SANDFORD, APPLEBY, CA16 6NR	Mr & Mrs G & T Topham	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
19/0757	Full Application	Soulby	Variation of condition 2 (plans compliance) to include alterations to the byre attached to approval 10/0898.	WATERSIDE BARN, SOULBY, KIRKBY STEPHEN, CA17 4PL	Mrs T Crewdson	APPROVED
19/0767	Full Application	Musgrave	Change of use from agricultural land to ancillary storage and service areas and extension to a former agricultural building.	SWALEDALE HOUSE, SWILLINGS LANE, LITTLE MUSGRAVE, KIRKBY STEPHEN, CA17 4PQ	Mr C Harker- R Harker and Son	APPROVED
19/0768	Listed Building	Appleby	Listed Building Consent for re-roofing and external repairs.	12 BOROUGHGATE, APPLEBY-IN-WESTMORLAND, CA16 6XB	TW & B Ewbank - Mr T Ewbank	APPROVED
19/0771	Full Application	Great Strickland	Revised layout for 5 mobile homes approved under ref 16/0073 and siting of 8 additional pitches.	OAKLANDS COUNTRY PARK, GREAT STRICKLAND, PENRITH, CA10 3DH	Mr N Thompson	APPROVED
19/0773	Advertisement	Penrith	Advertisement consent for 3 no. illuminated digital freestanding signs and 1 no. illuminated digital booth screen.	MCDONALD'S RESTAURANT, PENRITH RAILWAY STATION, ULLSWATER ROAD, PENRITH, CA11 7JQ	MCDONALD'S RESTAURANTS LTD	APPROVED
19/0774	Full Application	Sockbridge & Tirril	Proposed construction of garages to units 3 and 4 (following outline approval 17/0095) together with minor amendments to reserved matters approval 19/0024 for residential development.	LAND ADJ TO WALMAR, CROFT HEAD, SOCKBRIDGE, PENRITH,	JIW Properties LTD- Mr Wilkinson	APPROVED
19/0775	Full Application	Kirkby Thore	Variation of condition 5 (layout plan) attached to approval 17/0565.	COMPOUND 1 AND COMPOUND 2, KIRKBY THORE INDUSTRIAL ESTATE, KIRKBY THORE, PENRITH, CA10 1XA	Mr T Bradley	APPROVED
19/0776	Listed Building	Dacre	Listed building consent for demolition of outbuilding.	WALNUT HOUSE, STANTON, PENRITH, CA11 0ES	Miss F Mason	APPROVED
19/0785	Full Application	Winton	Variation of condition 2 (plans compliance) in respect of design and layout attached to listed building consent 17/0700.	COACH HOUSE AT BECKFOOT HALL, APPLEBY ROAD, KIRKBY STEPHEN, CA17 4PG	Dr & Mrs Cox	APPROVED
19/0794	Full Application	Penrith	Retrospective application for the siting of two portacabins for additional changing facilities and ancillary uses.	PENRITH CRICKET CLUB, TYNEFIELD PARK, WETHERIGGS LANE, PENRITH, CA11 8PE	Penrith Cricket Club	APPROVED
19/0800	Full Application	Hesket	Demolition of existing barns and construction of new silage clamp and wash facilities.	CAUSEWAY HOUSE, CARLETON, CARLISLE, CA4 0DA	Hayton Agriculture Ltd	APPROVED
19/0803	Full Application	Bolton	Proposed agricultural building.	LAND SOUTH EAST OF MANS GROVE FARM, BOLTON, APPLEBY,	Mr K Hogg	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
19/0804	Full Application	Castle Sowerby	Proposed conversion of existing attached barn and internal alterations and renovation of existing farmhouse.	MIRKBOOTH, RAUGHTON HEAD, CARLISLE, CA5 7DT	Mr J Mitchell	APPROVED
19/0805	Listed Building	Castle Sowerby	Listed building consent for proposed conversion of existing attached barn and internal alterations and renovation of existing farmhouse.	MIRKBOOTH, RAUGHTON HEAD, CARLISLE, CA5 7DT	Mr J Mitchell	APPROVED
19/0807	Full Application	Morland	Creation of Glamping Cabin.	WILLIAMS WOOD, MORLAND, PENRITH, CA10 3BJ	Mr F Markham	REFUSED
19/0809	Full Application	Hesket	Widening of existing access and reduction in floorspace of agricultural building to enable access changes.	BOGGLE HALL, PLUMPTON, PENRITH, CA11 9NP	Mr D Martin	APPROVED
19/0810	Full Application	Hesket	Demolition of existing extension and construction of two storey construction.	TOWN FOOT COTTAGE, IVEGILL, CARLISLE, CA4 0PA	Mr & Mrs D Greaves	APPROVED
19/0811	Full Application	Bolton	Erection of an agricultural livestock building.	LAITHA, BOLTON, APPLEBY, CA16 6AY	Messrs Ashley - Mr R Ashley	APPROVED
19/0813	Full Application	Hesket	Change of bungalow design from previous approval 16/0652.	PLOT 29 COOPERS CLOSE, HIGH HESKET, CARLISLE, CA4 0JH	McManus Builders Ltd - Mr R McManus	APPROVED
19/0818	Full Application	Stainmore	Change of use of barn and associated alterations, new link building and side garage.	NEWTON GARTH, NORTH STAINMORE, KIRKBY STEPHEN, CA17 4DZ	Mr R Spooner	APPROVED
19/0819	Full Application	Bandleside	Erection of a greenhouse.	NETHER HOFF FARM, COLBY, APPLEBY-IN-WESTMORLAND, CA16 6BD	Mr & Mrs Thursby	APPROVED
19/0822	Full Application	Kirkby Stephen	Change of use from 1no. retail unit to 2no. retail units with two associated 1no. bedroom apartments above, and alterations to change of use of former cottage from workshop and storage space to 2no. bedroom dwelling and associated works.	30 MARKET STREET, KIRKBY STEPHEN, CA17 4QW	Mr & Mrs M Haughey-Haughey Antiques	APPROVED
19/0823	Listed Building	Kirkby Stephen	Listed building consent for alterations to change of use from 1 no. retail unit to 2 no. retail units with two associated 1 no. bedroom apartments above and alterations to change of use of former cottage from workshop and storage space to 2 no. bedroom dwelling.	30 MARKET STREET, KIRKBY STEPHEN, CA17 4QW	Mr & Mrs M Haughey-Haughey Antiques	APPROVED
19/0825	Full Application	Hesket	Erection of orangery.	CALTHWAITE HALL, CALTHWAITE, PENRITH, CA11 9QU	Mr A Kenvig	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
19/0827	Change of Use PD/PN	Sockbridge & Tirril	Conversion of an agricultural barn into one residential dwelling.	DUTCH BARN, HIGH FIELD FARM, TIRRIL, PENRITH, CA10 2LG	Stoneswood Developments Ltd	APPROVED
19/0831	Reserved by Cond	Alston	Discharge of condition 3 (tree works) attached to approval 19/0031.	MILL HOUSE, NENTHALL, ALSTON, CA9 3LQ	Mr H Lanham	APPROVED
19/0834	Full Application	Penrith	Two storey extension to existing commercial building.	1 BRANCANA COURT, EAST LAKES BUSINESS PARK, PENRITH, CA11 9BB	Atkinson Homes Ltd - Miss A Turner	APPROVED
19/0835	Full Application	Skelton	Proposed erection of Agricultural General Purpose storage shed and polytunnel for seasonal lambing use.	CHURCH HOUSE, SKELTON, PENRITH, CA11 9TE	Mr & Mrs J & J Fisher	APPROVED
19/0836	Full Application	Hesket	Proposed two storey side extension.	CROFT VIEW, LOW HESKET, CARLISLE, CA4 0EU	Mr & Mrs Armstrong	APPROVED
19/0837	Full Application	Alston	Use of residential premises as a guest house and associated alterations.	TEMPLE CROFT, TOWNFOOT, ALSTON, CA9 3RL	Mr P Carroll	APPROVED
19/0838	Full Application	Penrith	Extensions to front of property to provide additional living space and garage to side.	19 THE PARKLANDS, PENRITH, CA11 8TF	Mr & Mrs Hamilton	APPROVED
19/0839	Change of Use PD/PN	Sockbridge & Tirril	Conversion of agricultural barns to four dwellings.	BARNs AT HIGH FIELD FARM, TIRRIL, PENRITH, CA10 2LG	Stoneswood Developments Ltd	APPROVED
19/0841	Full Application	Crackenthorpe	Demolition of existing single storey extension and erection of two storey rear extension.	WEST COTTAGE, CRACKENTHORPE, APPLEBY-IN-WESTMORLAND, CA16 6AF	Mr & Mrs J Maltby	APPROVED
19/0842	Reserved by Cond	Bolton	Discharge of conditions 5 (visibility splays), 6 (roofing materials) and 7 (external hard surface and finishes) attached to approval 17/1034.	LAND AT VIOLET BANK FARM, BOLTON, APPLEBY-IN-WESTMORLAND, CA16 6AW	Mr F D Baxter	APPROVED
19/0845	Full Application	Sockbridge & Tirril	Variation of condition 2 (plans compliance) for alterations to unit 2 attached to approval 19/0246.	LAND ADJACENT TO WALMAR, CROFT HEAD, SOCKBRIDGE, PENRITH,	JIW Properties Ltd - Mr Wilkinson	APPROVED
19/0848	Full Application	Bolton	Rear extension.	9 STEPHENSON CROFT, BOLTON, APPLEBY-IN-WESTMORLAND, CA16 6BE	Mr & Mrs Brennand	APPROVED
19/0851	Full Application	Culgaith	Change of use of barn to offices with first floor extension.	HOW HILL, HUTTON ROOF, PENRITH, CA11 0XY	Mr & Mrs G and M Iredale	APPROVED
19/0852	Listed Building	Castle Sowerby	Listed building consent for change of use of barn to offices, with first floor extension.	HOW HILL, HUTTON ROOF, PENRITH, CA11 0XY	Mr & Mrs G and M Iredale	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
19/0855	Tree Works (CA)	Penrith	Ash - Prune to extent shown on marked photo to reduce impact on neighbouring property; Remove red-leaved tree beside patio; Remove Apple tree growing at an angle; Bramley Apple - Prune to extent shown on marked photo; Pear tree - prune to extent shown on marked photo; Plum tree - Prune to maintain and improve fruiting production / avoid adverse impact on surrounding trees; Penrith New Streets Conservation Area.	37 WORDSWORTH STREET, PENRITH, CA11 7QY	Laura Sanders	APPROVED
19/0856	Full Application	Winton	Variation of condition 2 (plans compliance) to include decking to north and west elevations attached to approval 17/0699.	COACH HOUSE, BECKFOOT HALL, APPLEBY ROAD, KIRKBY STEPHEN, CA17 4PG	Dr & Mrs Cox	APPROVED
19/0858	Full Application	Lazonby	Change of use of existing building to create an independent dwelling.	EDEN FIELD, ARMATHWAITE, CARLISLE, CA4 9PQ	Mr D Smith	APPROVED
19/0859	Notice of Intention	Sockbridge & Tirril	Demolition of agricultural buildings.	AGRICULTURAL BUILDINGS SOUTH OF HIGH FIELD FARM, TIRRIL, PENRITH, CA10 2LG	Stoneswood Development Ltd	APPROVED
19/0861	Full Application	Sockbridge & Tirril	Change of use of agricultural buildings to create three dwellings with associated operations including the change of use additional land to residential, the demolition of existing agricultural sheds/buildings and infrastructure, the formation of a new parking/turning area, the upgrading/installation of new surface and foul water infrastructure and the resurfacing of the access and parking/turning areas.	HIGHFIELD FARM, TIRRIL, PENRITH, CA10 2LG	Stoneswood Developments Ltd	APPROVED
19/0862	Tree Works (CA)	Penrith	1. Variegated Holly: reduce and reshape to create separation from Acer / reduce by 1/3 (approx 2m) to leave a 3-4m tree; 2. Laurel: Reduce by 1/3 (approx 3m) to create separation from Weeping Ash tree and a retained height of 5m; 3. Apple: Crown reduce by 25% of leaf area, a 1-2m overall reduction; 4. Cypress Multi-stemmed: Reduce by 1/3 (3-4 metres), a retained height of 6m; Penrith New Streets Conservation Area.	21 ARTHUR STREET, PENRITH, CA11 7TU	Mrs Acland	APPROVED
19/0865	Non-Material Amend	Hesket	Non Material Amendment for the removal of T11 tree and addition of 2 fruit trees.	LAND ADJACENT 22 LAIKIN VIEW, CALTHWAITE, PENRITH, CA11 9QW	Mrs S Edwards	APPROVED
19/0872	Notice of Intention	Long Marton	New agricultural side extension for storage.	WHITE HOUSE, MILBURN GRANGE, KNOCK, APPLEBY-IN- WESTMORLAND, CA16 6DR	Mr J Wear	APPROVED
19/0881	Notice of Intention	Soulby	Proposed agricultural storage building.	LOW HALL, LITTLE MUSGRAVE, KIRKBY STEPHEN, CA17 4PQ	Mr A & Mrs R Steel	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
19/0882	Reserved Matters	Catterlen	Reserved Matters for the erection of five dwellings following Outline Approval 19/0683.	LAND BETWEEN PARK VIEW & JOINERS BROW, CATTERLEN, PENRITH, CA11 0BQ	Mr I Dalton	APPROVED
19/0888	Tree Works (CA)	Culgaith	Remove tree No 10 which is dead and decaying; Remove tree No 16 in poor health with dead wood; Remove tree No 16a in poor health; Remove tree No 58 in poor health; Trees identified in Tree Safety Survey; Skirwith Conservation Area.	LAND AT RECYCLING COLLECTION POINT, AND NEAR BECK COTTAGE, SKIRWITH, PENRITH, CA10 1RF	John Fleming - Culgaith Parish Council	APPROVED
19/0892	Notice of Intention	Dacre	Proposed agricultural building.	BARN ADJACENT TO LOW FLUSCO WOOD, FLUSCO, PENRITH, CA11 0JB	Messrs Walsh	APPROVED
19/0901	Notice of Intention	Langwathby	Proposed portal frame building over existing cattle shed.	GREENLANDS, LANGWATHBY, PENRITH, CA10 1NU	Mr K Burne	APPROVED
19/0903	Notice of Intention	Lazonby	Proposed demolition of former storage unit.	BANK TOP STORE, LAZONBY, PENRITH, CA10 1AQ	Mr D Carlyle	APPROVED
19/0910	Non-Material Amend	Dacre	Non material amendment comprising of change to window positions on main elevations, small patio/covered parking area and raising the roof height of training room, attached to approval 18/0907.	EAMONT CROFT, STANTON, PENRITH, CA11 0EE	Mr D Brass - D J & H Brass	APPROVED
19/0918	Non-Material Amend	Penrith	Non Material Amendment to reduce footprint of proposal, replace 1 set of bi-fold doors with windows and internal alterations, attached to approval 17/0750.	63 WORDSWORTH STREET, PENRITH, CA11 7QY	Mrs J Albert	APPROVED

In relation to each application it was considered whether the proposal was appropriate having regard to the Development Plan, the representations which were received including those from consultees and all other material considerations. In cases where the application was approved the proposal was considered to be acceptable in planning terms having regard to the material considerations. In cases where the application was refused the proposal was not considered to be acceptable having regard to the material and relevant considerations. In all cases it was considered whether the application should be approved or refused and what conditions, if any, should be imposed to secure an acceptable form of development.

# Notice of Decision



To: Mr F Markham  
Greengill House  
Morland  
Penrith  
CA10 3AX

Mansion House, Penrith, Cumbria CA11 7YG  
Tel: 01768 817817

*Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015*

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Application No: 19/0807  
On Behalf Of: Mr F Markham

In pursuance of their powers under the above Act and Order, Eden District Council, as local planning authority, hereby REFUSE full planning permission for the development described in your application and on the plans and drawings attached thereto, viz:

Application Type: Full Application  
Proposal: Creation of Glamping Cabin.  
Location: WILLIAMS WOOD MORLAND PENRITH CA10 3BJ

The reason(s) for this decision are:

1) The application fails to accord with Policy EC4, Policy DEV5 and Policy ENV2 of the Eden Local Plan 2014-32 by virtue of the unacceptable harm cause to the natural landscape and rural nature of the open countryside.

*Where necessary the local planning authority has worked with the applicant in a positive and proactive manner seeking solutions to problems arising in relation to dealing with the planning application and to implement the requirements of the NPPF and the adopted development plan.*

Date of Decision: 23 January 2020

Signed:

A handwritten signature in black ink, appearing to read "O Shimell", written over a light blue rectangular background.

Oliver Shimell LLB  
Assistant Director Planning and Economic Development

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