

Eden District Council

Planning Committee Minutes

Date: 27 February 2020 Venue: Kirkby Stephen Methodist Church Hall Time: 10.25 am

Present:

Chairman: Councillor W Patterson

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

Officers Present: Nick Atkinson, Planning Services Development Manager
Rebecca Harrison, Solicitor
Nicholas Unwin, Planning Officer

Democratic Services Officer: Karen Wyeth

Pla/139/2/20 Apologies for Absence

Apologies for absence were received from Councillor Nicolson.

Pla/140/2/20 Declarations of Interest

Councillor Patterson gave a personal explanation with regard to Planning Application 19/0433 in that the tenant on the site was known to him. He confirmed that this was a non-prejudicial interest and he came to committee with an open mind on the application.

Pla/141/2/20 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/142/2/20 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 Thompson proposed that planning permission be granted.
There was no seconder so the motion **fell**.

Councillor Thompson requested that a named vote be taken in accordance with the provisions of the Constitution

Proposed by Councillor Sawrey-Cookson
Seconded by Councillor Eyles

For: 7
Against: 1

For the motion:
(Councillors Eyles, Holden, Patterson, Ross, Sawrey-Cookson, Simpkins and Wicks)

Against the motion:
(Councillor Thompson)

and **RESOLVED** that planning permission be REFUSED for the following reasons:-

- The proposal does not conserve or enhance the distinctive elements of landscape character and function within the locality, contrary to Policy ENV2 of the Eden Local Plan.
- The construction, use and siting of the access road by HGV's would adversely affect the tranquillity of this open countryside location, contrary to Policy ENV2 of the Eden Local Plan.
- The proposal would result in the unjustified loss of three mature trees, with insufficient evidence demonstrating that there is an overriding need for the development which would outweigh the harm resulting from their loss, contrary to Policy ENV2 of the Eden Local Plan.
- The economic benefits associated with the proposed development are limited and do not outweigh the level of harm that would be caused to the locality, contrary to Policy EC3 of the Eden Local Plan.

- The proposed development is not considered to be of a scale, type or design which is sympathetic to its location, whilst the access road would cause harm to the local landscape, contrary to Policy EC3 of the Eden Local Plan.
- The development does not show a clear understanding of the character of the natural environment and does not complement or enhance the existing area, contrary to Policy DEV5 of the Eden Local Plan.
- The landscaping proposals would not be sufficient to overcome the adverse visual impacts of the proposed access track and its use, contrary to Policy DEV5 of the Eden Local Plan.'

Pla/143/2/20 Any Other Items which the Chairman decides are urgent

No items of urgent business were raised at this meeting.

Pla/144/2/20 Date of Next Meeting

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

The meeting closed at 11.05 am

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