

Date: 13 May 2020



**District Council**

Town Hall, Penrith, Cumbria CA11 7QF

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Dear Sir/Madam

## **Planning Committee Agenda - 21 May 2020**

Notice is hereby given that a meeting of the Planning Committee will be held at 9.30 am on Thursday, 21 May 2020. This meeting is a virtual meeting and therefore will not take place in a physical location.

[To view this meeting 21 June follow this link](#)

[To view this meeting 22 June follow this link](#)

Please note a meeting will only take place on the 22 June should the meeting on the 21 June be adjourned.

### **1 Apologies for Absence**

### **2 Minutes**

To sign the minutes Pla/145/03/20 to Pla/163/03/20 of the meeting of this Committee held on 19 March 2020 as a correct record of those proceedings (copies previously circulated).

### **3 Declarations of Interest**

To receive any declarations of the existence and nature of any private interests, both disclosable pecuniary and any other registrable interests, in any matter to be considered or being considered.

### **4 Planning Issues - Applications for Debate (Green Papers) (Pages 7 - 122)**

To consider the reports of the Assistant Director Planning and Economic Development on the following applications:

Item No	Application Details	Officer Recommendation	Page Number
1	<b>Planning Application No: 20/0109</b> Replacement porch and construction of	Recommended to:  APPROVE	9

	garage/store Abeto House, Fell Lane, Penrith Mr M Jones	Subject to Conditions	
<b>2</b>	<b>Planning Application No: 18/1009</b> Reserved matters application for access, appearance, landscaping, layout and scale attached to approval 15/0974 Land north of Pennine Close, Hackthorpe Willan Trading Ltd	Recommended to:  APPROVE Subject to Conditions	18
<b>3</b>	<b>Planning Application No: 20/0130</b> Reserved Matters application for appearance, landscaping, layout and scale attached to approval 17/0887 Land adjacent Harberry, Renwick Mr and Mrs Bousfield	Recommended to:  APPROVE Subject to Conditions	36
<b>4</b>	<b>Planning Application No: 20/0126</b> Variation of Condition 8 (Landscaping) attached to approval 18/0669 Nord Vue, Armathwaite Mr C Lowther	Recommended to:  APPROVE Subject to Conditions	47
<b>5</b>	<b>Planning Application No: 20/0098</b> Reserved Matters application for access, appearance, landscaping, layout and scale attached to approval 17/0661 Land between Manatee & Beacon View, Little Salkeld CJP Northwest	Recommended to:  APPROVE Subject to Conditions	57
<b>6</b>	<b>Planning Application No: 19/0159</b> Erection of 4 local occupancy dwellings Churnside Farm Sheds, Melmerby, Penrith Messrs Awde	Recommended to:  REFUSE  With Reasons	72
<b>7</b>	<b>Planning Application No: 19/0900</b> Conversion of community and commercial premises into 3 -bed apartment, erection of new detached 4 bed dwelling, and refurbishment of existing 3 bed apartment. (As amended)	Recommended to:  APPROVE Subject to Conditions	92

	The Bridge, Wordsworth Street, Penrith The Bridge Youth Cafe		
<b>8</b>	<b>Planning Application No: 20/0014</b> Variation of condition 2 (plans compliance) to include a reduction in the number of units from 5 no. apartments to 3 no. townhouses attached to approval 16/0035 3 Lowther Street, Penrith Mr G Lewis	Recommended to:  APPROVE Subject to Conditions	108

## 5 Appeal Decision Letters (Pages 123 - 132)

To receive report PP19/20 from the Assistant Director Planning and Economic Development which is attached and which lists decision letters from the Planning Inspectorate received since the last meeting:

<b>Application No.</b>	<b>Applicant/Appeal</b>	<b>Appeal Decision</b>
19/0101	Mr and Ms Maurice & Young (Wanderlusts) Nutwood, Melmerby, Cumbria CA101HF  The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.  The development proposed is change of use from agriculture to mixed use of agriculture and sustainable tourism, comprising grazing and the use for up to 3 No. horse-drawn caravans solely for the purpose of tourism.	The appeal is allowed and planning permission granted, subject to conditions.
	Mr and Ms Maurice & Young (Wanderlusts) Nutwood, Melmerby, Cumbria CA101HF  The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).	The award of costs is refused.

	The appeal was against the refusal of planning permission for the change of use from agriculture to mixed use of agriculture and sustainable tourism, comprising grazing and the use for up to 3 No. horse-drawn caravans solely for the purpose of tourism.	
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## **6 Planning Issues** *(Pages 133 - 148)*

To note the attached lists of the Assistant Director Planning and Economic Development.

- a) Applications determined under office delegated powers for the month of March 2020 and April 2020
- b) Reasons for refusal on delegated decisions for the months of March 2020 and April 2020

## **7 Confirmation of Site Visits (if any)**

To confirm the date and location of any site visits that may have been agreed.

## **8 Any Other Items which the Chairman decides are urgent**

## **9 Date of Next Meeting**

The date of the next scheduled meeting be confirmed as 18 June 2020.

Yours faithfully



R Rouse  
Chief Executive

Democratic Services Contact: Claire Watters

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### **For Attention**

All members of the Council

**Chairman** – Councillor W Patterson (Independent Group)

**Vice Chairman** – Councillor I Chambers (Conservative Group)

### **Councillors**

M Clark, Independent Group  
M Eyles, Liberal Democrat Group

H Sawrey-Cookson, Independent Group  
G Simpkins, Liberal Democrat Group

D Holden, Liberal Democrat Group  
J C Lynch, Conservative Group  
A Ross, Green Group

J G Thompson, Conservative Group  
D Wicks, Conservative Group

### **Standing Deputies**

P G Baker, Liberal Democrat Group  
D Banks, Independent Group  
L Harker, Liberal Democrat Group  
S Lancaster, Independent Group  
D Lawson, Green Group

A Meadowcroft, Conservative Group  
G Nicolson OBE, Conservative Group  
D Ryland, Independent Group  
D Smith, Liberal Democrat Group

### **Please Note:**

- 1. Section 78 of the Coronavirus Act 2020 and the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020 mean that this meeting of Eden District Council is classed as a virtual meeting.**
- 2. Under the Openness of Local Government Bodies Regulations 2014 this meeting has been advertised as a public meeting (unless stated otherwise) and as such could be filmed or recorded by the media or members of the public**