

Eden District Council

Planning Committee Minutes

Date: 18 June 2020 and 19 June 2020 Venue: This meeting was a virtual meeting therefore there was no venue Time: 9.30 am

Present:

Chairman: Councillor W Patterson

Vice Chairman: Councillor I Chambers

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

Officers Present: Nick Atkinson, Planning Services Development Manager
Rebecca Harrison, Senior Solicitor
Ian Irwin, Principal Planning Officer
Lisa Tremble, Assistant Director Governance

Democratic Services Officer: Vivien Little, Nichola Baker, Claire Watters and Karen Wyeth

Pla/1/06/20 Appointment of Vice-Chairman

At the start of the meeting, the Senior Solicitor advised that this meeting was being hosted remotely using conferencing software which allowed Members, Officers and public attendance whilst being able to protect themselves and others, whilst observing the Government's lockdown measures.

The Senior Solicitor also stated that all votes during this meeting would be taken through an informal recorded vote, though would not be noted as such in the minutes.

A roll call of all those Members in attendance remotely was then taken.

Proposed by Councillor Patterson
Seconded by Councillor Wicks

and **RESOLVED** that Councillor Chambers be appointed Vice-Chairman of the Planning Committee for 2020/2021.

Pla/2/06/20 Apologies for Absence

No apologies for absence were received for this meeting.

Pla/3/06/20 Minutes

RESOLVED that the public minutes Pla/164/05/20 to Pla/180/05/20 of the meeting of this Committee held on 21 May 2020 and 22 May 2020 be confirmed and signed by the Chairman as a correct record of those proceedings.

Pla/4/06/20 Declarations of Interest

Councillor Eyles gave personal explanation in that he intended to record the meeting for personal use.

Councillor Simpkins gave a personal explanation with regard to planning application number 20/0223 in that he was the Councillor who had called in the application, and knew the applicant, but would retain an open mind for the application. He would remain in the meeting and vote on the application.

Councillor Thompson gave a person explanation with regard to planning application numbers 20/0133 and 20/0223 as he knew the applicants through work. He would remain in the meeting and vote on the applications.

Pla/5/06/20 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 May 2020
 - b) Reasons for refusal on delegated decisions for the month of May 2020
- were noted.

Pla/6/06/20 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/7/06/20 Planning Application No. 20/0133, Construction of live/work unit comprising 2 storey dwelling, single storey link and work unit with remote secure storage, Land adj. to Fernbank, Great Strickland

The Committee heard a presentation from Mr M Harvey, an objector, in objection to the application.

The Committee heard a presentation from Councillor M Tonkin, the Ward Councillor, in support of the application.

The Committee heard a presentation from Mrs K Twentyman, the applicant, in support of the application.

The Senior Solicitor left the meeting at 10.21am.

The Senior Solicitor returned to the meeting at 10.23am.

The Development Manager Planning Services left the meeting at 11.11am

The Development Manager Planning Services left the meeting at 11.18am

Proposed by Councillor Thompson
Seconded by Councillor Patterson

and **RESOLVED** that delegated authority be given to the Assistant Director Planning and Economic Development to agree conditions in relation to working hours and access hours, that permission be GRANTED subject to those and 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 strictly in accordance with the application form and following details and plans hereby approved:
 - Proposed location plan Rev V5 01 dated 12 12 2019
 - Proposed site plan Rev V5 01 dated 12 12 2019
 - Ground floor plan rev V5.1 Rev04 dated 10 2 2020
 - Dwelling first floor and elevations rev V5.1 Rev04 dated 10 2 2020
 - Work unit elevations rev V5.1 Rev04 dated 10 2 2020
 - Garage and timber shed rev V5.1 Rev04 dated 10 2 2020

- Design and Access Statement date-stamped 20 Feb 2020
- Business Plan May 2020

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

Prior to Construction

3. Prior to any other development commencing, 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 shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include a plan which demonstrates how the development will achieve a neutral or positive impact in permeability of surface water drainage. The approved surface water drainage scheme shall then be implemented in full before the occupation of the development.

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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding. The condition is considered necessary to be complied with prior to development 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. Before any other operations are commenced, a plan demonstrating visibility splays for each access shall be submitted to and approved in writing by the Local Planning Authority. The visibility splays shall then be implemented in accordance with the approved plan, and shall be retained for their intended use thereafter free of any obstruction exceeding 1m in height. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety. The condition is considered necessary to be complied with prior to development 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.

Before construction works above foundation level commence

5. Samples or full details of all external materials proposed for the development shall be submitted to and approved by the Local Planning Authority in writing prior to their use on site. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials are acceptable and in keeping with this sensitive location. The condition is considered necessary to be complied with prior to occupation 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. Prior to construction commencing above foundations level, a landscaping plan including boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate all hedges and trees to be

retained together with enhancement of the west boundary to ensure the gap in the hedge is sealed. The approved scheme shall then be implemented in full and shall be retained as such thereafter.

Reason: In the interests of the privacy and amenity of neighbouring occupiers.

Before the first use or occupation of the development

7. The live/work unit shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and have been brought into use. The vehicular access turning provisions shall be retained and capable of use at all times thereafter.

Reason: In the interests of highway safety.

8. Any vehicular access gates installed shall open inwards only.

Reason: In the interests of highway safety.

Ongoing Conditions

9. Construction works shall be carried out only between 0800 – 1800 hours Mondays – Fridays; 0900 – 1300 hours on Saturdays and there shall be no building operations on Sundays and Bank Holidays.

Reason: In the interests of the amenity of neighbouring occupiers.

10. No deliveries to the site in connection with the catering business shall take place outside the hours of 0800 – 1800 hours on any day of the week, except on up to 10 occasions per year, when deliveries may take place between 0700 and 0800. A register shall be kept and made available to the Local Planning Authority on request detailing each occasion on which deliveries are made before 0800.

Reason: In the interests of the amenity of neighbouring occupiers and providing for the infrequent occasions when deliveries are required slightly earlier than usual.

11. The business floorspace of the live/work unit hereby approved shall not be used for any purpose other than in connection with the catering business, or in any provision equivalent to its Class set out in the Town and Country Planning (Use Classes) Order 1987 (or any order revoking, re-enacting or modifying that Order with or without modification).

Reason: To ensure the work element of the proposal is maintained ensuring that the development cannot become an unrestricted dwelling in the countryside which would otherwise be contrary to policy.

12. The work element floorspace of the live/work unit hereby permitted shall be occupied within three months of the residential element being occupied, and shall continue to be used only as a workspace. The balance of living area and working floor space shall be maintained in accordance with that shown on the approved plans. The residential floorspace of the live/work unit shall not be occupied other than by a person solely or mainly employed, or last employed in the business occupying the business floorspace of the associated unit, a widow or widower of such a person, or any resident dependants.

Reason: To ensure the live/work unit operates as a cohesive development and so that either the live or work elements are not occupied independently of one another which would otherwise be contrary to policy.

13. There shall be no internal alterations which would lead to a reduction in the area of the building allocated on approved plans as being used for employment purposes.

Reason: To ensure the work element of the proposal is maintained ensuring that the development cannot become an unrestricted dwelling in the countryside which would otherwise be contrary to policy.

Pla/8/06/20 Planning Application No. 20/0223, Demolition of existing shed and erection of a replacement shed, Banks Gate, North Stainmore, Kirkby Stephen

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

Proposed by Councillor Simpkins
Seconded by Councillor Thompson

that an adjournment take place in order to find an appropriate reason for refusal in the Local Plan.

For: 4
Against: 7

The motion therefore FELL

Proposed by Councillor Patterson
Seconded by Councillor Chambers

and **RESOLVED** that the meeting go beyond 3 hours.

Proposed by Councillor Simpkins
Seconded by Councillor Thompson

that the planning application be APPROVED as the size of the shed has clearly been justified, the shed is well-contained in the wider landscape, the shed would tidy up the area replacing a derelict old garage with a modern, smart building in accordance with Policy DEV5 of the Eden Local Plan.

For: 3
Against: 8

The motion therefore FELL.

Proposed by Councillor Holden
Seconded by Councillor Ross

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

1. The proposal is of a scale, size and design which causes unacceptable harm to the residential character and setting of the site and surrounding area. Therefore, the development is contrary to Policy DEV5 of the Eden Local Plan 2014-32 and Paragraph 130 of the NPPF 2019.
2. The proposal is of a scale, size and design which causes harm to the North Pennines Area of Outstanding Natural Beauty designation contrary to Policy ENV2 and Policy ENV3 of the Eden Local Plan 2014-32.

Pla/9/06/20 Planning Application No. 20/0210, Erection of garage carport with first floor store room and exterior staircase and erection of general purpose agriculture building, Sefton Villa, Sleagill

Councillor Thompson left the meeting at 1.00pm

Proposed by Councillor Wicks
Seconded by Councillor Chambers

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 27 March 2020
 - ii. Site Plan and Location Plan (L4/20/2403) received 27 March 2020
 - iii. Proposed Elevations (L3/20/2303) received 27 March 2020
 - iv. Proposed Floor Plans/Section (L2/20/2203) received 27 March 2020
 - v. General Purpose Agricultural Building (L1/20/2103) received 27 March 2020
 - vi. Planning Statement received 1 June 2020

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

Pla/10/06/20 Planning Application No. 19/0598, Erection of two dwellings, Land to the rear of 22a and 22b Market Square, Kirkby Stephen

The meeting was reconvened on Friday 19 June 2020 at 9.30am.

Councillor Thompson sent his apologies for Friday 19 June.

The Committee heard a presentation from Ms C Thornbarrow, an objection, in objection to the application.

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

The Committee heard a presentation from Ms K Lancaster, an agent, in support of the application.

Proposed by Councillor Lynch
Seconded by Councillor Sawrey-Cookson

and **RESOLVED** that a site visit be undertaken regarding this application at a date to be confirmed.

Pla/11/06/20 Confirmation of Site Visits (if any)

It was agreed that a date for the next site visit would be confirmed at a later date.

Pla/12/06/20 Any Other Items which the Chairman decides are urgent

There were no items which the Chairman felt were urgent.

Pla/13/06/20 Date of Next Meeting

The date of the next scheduled meeting was confirmed as 16 July 2020.

The meeting closed on Friday 19 June 2020 at 10.45 am

.....

PLANNING COMMITTEE

Agenda Item No.

APPLICATIONS DETERMINED UNDER OFFICER DELEGATED POWERS FOR THE MONTH OF MAY 2020

App No	App Type	Parish	Description	Location	Applicant	Decision
17/0428	Outline Application	Culgaith	Proposed residential development.	ROSE BANK, CULGAITH, PENRITH, CA10 1QW	Nick Miller	REFUSED
18/0625	Reserved by Cond	Penrith	Discharge of conditions 4 (Carriageways and Paths), 5 (External Works), 7 (Construction Management Statement), 8 (Traffic Management), 10 (Surface Water), 11 (Surface Water Regulation), 12 (Subs Maintenance System), 15 (Silt Management), 17 (Foul and Surface Water System), 18 (Hard and Soft Landscaping), 20 (Landscaping Open Spaces), 21 (Trees), 24 (Archaeology), 26 (Acoustic Glazing), 27 (Noise Insulation), 28 (Acoustic Modelling) and 29 (Vibration Assessment) attached to approval 14/0405.	LAND AT RAISELANDS FARM, SCOTLAND ROAD, PENRITH,	Persimmon Homes - Mrs R Graham	APPROVED
19/0572	Full Application	Appleby	The erection of a single level decked car park.	Co-operative Group Ltd, LAND TO REAR OF CO-OPERATIVE SOCIETY, THE SANDS, APPLEBY-IN-WESTMORLAND, CA16 6XN	Mr C Beebe	APPROVED
19/0907	Full Application	Hunsonby	Variation of Condition 2 (plans compliance) to vary the approved layout and house types attached to approval 17/0602.	THOMPSONS BOARD MILL, LITTLE SALKELD, PENRITH, CA10 1NJ	Mr Montgomery-Citadel Estates Ltd	APPROVED
20/0001	Full Application	Hesket	Retrospective application for 4 No. Biomass boiler sheds and 3 No. pellet storage bins.	BECKSTONES FARM, SOUTHWAIT, CARLISLE, CA4 0PY	Mr Howard Mitchinson (Messrs J.H. Mitchinson)	APPROVED
20/0002	Full Application	Hesket	Retrospective planning application for 3no. biomass boiler sheds and 2no. pellet storage bins as shown on attached plans and drawings.	BECK HOUSE POULTRY UNIT, SOUTHWAIT, CARLISLE, CA4 0PY	Messrs JH Mitchinson - Mr H Mitchinson	APPROVED
20/0062	Full Application	Appleby	Proposed new vehicular access, turning and parking area.	ALDESYDE, ST MICHAELS LANE, APPLEBY-IN-WESTMORLAND, CA16 6UH	Mr P Guy	APPROVED
20/0068	Reserved by Cond	Dacre	Discharge of condition 4 (surface water drainage scheme) attached to approval 19/0196.	LAND BEHIND STANTON HILL, STANTON, PENRITH, CA11 0EP	Mr & Mrs Campbell	APPROVED
20/0094	Full Application	Murton	River restoration of 400M of channel. Including 2 New Channels, 3 Chutes and In Channel features to include Riffles and Bars.	LAND AT LOW BARN FARM, FLAKEBRIDGE, APPLEBY-IN-WESTMORLAND, CA16 6JZ	Mr G Bilton - Catlin Estates Limited	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
20/0106	Listed Building	Kirkby Stephen	Listed Building Consent for renovation of roof.	THE OLD FOUNTAIN, 35 MARKET SQUARE, KIRKBY STEPHEN, CA17 4QT	Ms A Gerke	APPROVED
20/0122	Full Application	Kirkby Thore	Retrospective change of use from falconry centre / domestic use to bird of prey visitor centre.	WHITEACRES, CROSS END, KIRKBY THORE, PENRITH, CA10 1XR	World Owl Trust - Mr R Cooper	APPROVED
20/0127	Reserved by Cond	Hesket	Discharge condition 3 (surface water drainage system) attached to approval 19/0800.	CAUSEWAY HOUSE, CARLETON, CARLISLE, CA4 0DA	H H Building - Mr Harrison	APPROVED
20/0129	Full Application	Brough	Demolition of existing rear extension and erection of new rear extension.	3 HELBECK ROAD, BROUGH, KIRKBY STEPHEN, CA17 4BH	Mr & Mrs C L Rothery	APPROVED
20/0132	Full Application	Bolton	Variation of Condition No. 2 (plans compliance) in respect of design and layout attached to approval 12/0141.	SITE ADJACENT TO MARMION, BOLTON, APPLEBY-IN-WESTMORLAND, CA16 6AW	Mr & Mrs Lee	APPROVED
20/0140	Full Application	Appleby	Demolition of garage, and erection of two-storey side extension.	18 ROMANY WAY, APPLEBY-IN-WESTMORLAND, CA16 6XY	Mrs Pauline Beckwith	APPROVED
20/0149	Full Application	Long Marton	Variation of condition 2 (Approved Plans), Variation of Condition 4 (Operation Hours) and Discharge of Condition 3 attached to approval 19/0231	PARK HOUSE, LONG MARTON, APPLEBY-IN-WESTMORLAND, CA16 6BY	Mr C Morphet	APPROVED
20/0166	Full Application	Penrith	To install a wood waste extraction unit, adjacent and connecting to the Unit 4B workshop.	UNIT 4B EAST LAKES BUSINESS PARK, GILWILLY INDUSTRIAL ESTATE, PENRITH, CA11 9BB	Croglin Limited - Mr A Crook	APPROVED
20/0167	Full Application	Hunsonby	Change of use of agricultural field to form additional residential curtilage and relocation of dry stone wall.	THE CHAPEL, HUNSONBY, PENRITH, CA10 1PN	Mr B Gray	APPROVED
20/0168	Full Application	Stainmore	Temporary snow fencing.	M.O.D. LAND ADJACENT TO A66, WEST OF STAINMORE CAFÉ, NORTH STAINMORE, KIRKBY STEPHEN, CA17 4EU	Highways England - Mr P Cueto	APPROVED
20/0170	Full Application	Skelton	Erection of Two Storey Side Extension.	2 SWINBURN COTTAGES, SKELTON, PENRITH, CA11 9TE	Mr V Kneale	APPROVED
20/0171	Full Application	Milburn	External alterations to dwelling.	CROSSFELL VIEW, MILBURN, PENRITH, CA10 1TN	Mr & Mrs J & S Cox	APPROVED
20/0173	Cert. of Lawful	Skelton	Certificate of Lawfulness for use of the building as a single dwelling house.	THE CHALET, HIGH HEAD CASTLE FARM, IVEGILL, CARLISLE, CA4 0PJ	Mr & Ms Stamper & Hughes	APPROVED
20/0176	Full Application	Penrith	Erection of summerhouse.	26 SAND CROFT, PENRITH, CA11 8BB	Mr D Jackson	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
20/0177	Listed Building	Temple Sowerby	Listed building consent for re-pointing of eroded mortar, indenting new stone where decayed, repair of cracks caused by structural movement and re-bedding of garden wall copings; provision of lead aprons and drips to window head moulds.	ACORN BANK, TEMPLE SOWERBY, PENRITH, CA10 1SP	National Trust - Mr C Tuckey	APPROVED
20/0180	Full Application	Skelton	Shed and greenhouse (part retrospective).	RAINCOCKS BARN, SKELTON, PENRITH, CA11 9UA	Dr N Horn	APPROVED
20/0181	Advertisement	Appleby	Advertisement consent for 3no non-illuminated fascia signs.	STATION ROAD GARAGE STATION ROAD, APPLEBY-IN-WESTMORLAND, CA16 6TX	Sammy Lees Motors Ltd - Mr M Lees	APPROVED
20/0184	Listed Building	Greystoke	Listed Building Consent for extensions and conversion of Coach House to dwelling.	THE OLD RECTORY COACH HOUSE, GREYSTOKE, PENRITH, CA11 0UJ	Mr S Turner	APPROVED
20/0185	Full Application	Greystoke	Variation of condition 2 (plans compliance) to vary the approved plans, attached to approval 18/0010.	THE OLD RECTORY COACH HOUSE, GREYSTOKE, PENRITH, CA11 0UJ	Mr S Turner	APPROVED
20/0187	Full Application	Culgaith	Addition of conservatory to side elevation.	CROSS FELL VIEW, BLENCARN, PENRITH, CA10 1TX	Mr P Paxton	APPROVED
20/0189	Full Application	Shap	Retention of extension to Western elevation of shed.	CROSS FARM HOUSE, SHAP, PENRITH, CA10 3NL	Miss A Salway	APPROVED
20/0191	Reserved Matters	Temple Sowerby	Reserved Matters application for access, appearance, landscaping, layout and scale, attached to approval 17/0334.	LAND SOUTH EAST OF TEMPLARS COURT, TEMPLE SOWERBY, PENRITH, CA10 1SR	JIW Properties Ltd - Mr Wilkinson	APPROVED
20/0192	Full Application	Hesket	Summer house in front garden.	HOLLY COTTAGE, HIGH HESKET, CARLISLE, CA4 0HU	Mrs V Scott	APPROVED
20/0194	Full Application	Greystoke	Side extension to dwelling.	30 HOWARD PARK, GREYSTOKE, PENRITH, CA11 0TU	Mr & Mrs Thompson	APPROVED
20/0195	Full Application	Skelton	New vehicular access and track.	LAND OFF C3010, LAITHES, PENRITH,	Mr M Beaty	APPROVED
20/0198	Full Application	Dacre	Variation of condition 2 (plans compliance) for the addition of balcony, rooflights and flue to North East elevation, attached to approval 14/0374.	2 PARK VIEW, BLENCOW, PENRITH, CA11 0DB	Mr & Mrs Richardson	APPROVED
20/0200	Full Application	Bolton	Variation of condition 2 (plans compliance) for the addition of rear extensions to Gatehouse A (plot 1) and B (plot 2), attached to approval 15/0633.	EDEN GROVE, BOLTON, APPLEBY-IN-WESTMORLAND, CA16 6AJ	Eden Grove Investments	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
20/0201	Full Application	Bolton	Variation of condition 2 (plans compliance) for the addition of entrance porch to Building K, attached to approval 15/0728.	EDEN GROVE, BOLTON, APPLEBY-IN-WESTMORLAND, CA16 6AJ	Eden Grove Investments	APPROVED
20/0202	Full Application	Bolton	Variation of condition 2 (plans compliance) for the relocation and amendments to the design of Plot O, attached to approval 15/0728.	EDEN GROVE, BOLTON, APPLEBY-IN-WESTMORLAND, CA16 6AJ	Eden Grove Investments	APPROVED
20/0212	Full Application	Penrith	Proposed lowering of the entrance door and part internal area to provide ramped, inclusive access.	HALIFAX, 41 - 42 MIDDLEGATE, PENRITH, CA11 7PT	Lloyds Banking Group - Mr M Lickley	APPROVED
20/0214	Full Application	Brougham	Proposed rear ground floor dining room extension.	ZAKUM WEST, BROUGHAM AVENUE, BROUGHAM, PENRITH, CA10 2DD	Mr & Mrs A Leslie	APPROVED
20/0215	Full Application	Penrith	Proposed side and rear extensions to existing dwelling.	9 PARKLANDS VIEW, PENRITH, CA11 8TE	Mr D Horn	APPROVED
20/0220	Tree Works (CA)	Langwathby	Prune 2 x Apple trees to reduce height and width promoting a goblet shape in order for the tree to bear improved quality and quantity of fruit.	6 ST. CUTHBERTS PLACE, EDENHALL, PENRITH, CA11 8SP	Mr Edward Gascoyne	APPROVED
20/0221	Householder PD/PN	Stainmore	Rear single storey sun room extension.	THE WARREN, NORTH STAINMORE, KIRKBY STEPHEN, CA17 4EU	Mr T Winbow	APPROVED
20/0222	Change of Use PD/PN	Yanwath & Eamont Bridge	Change of use of agricultural building to 1 no. dwellings.	BLACK BARN, YANWATH HALL FARM, YANWATH, PENRITH,	Lowther Estate	REFUSED
20/0245	Tree Works (CA)	Culgaith	Tree 1 ash to be removed as dead. Tree 2 ash to be cut back as branches over hanging house roof.	MONTANA, SKIRWITH, PENRITH, CA10 1RH	Mrs Lucy Dixon	APPROVED
20/0253	Non-Material Amend	Castle Sowerby	Non Material Amendment to replace the original septic tank specification, attached to approval 20/0073.	SOWERBY HALL, HUTTON ROOF, PENRITH, CA11 0XY	Mr P Foote	APPROVED
20/0260	Notice of Intention	Lazonby	Proposed forestry track.	SCRATCHMILL SCAR WOODLAND, PLUMPTON, PENRITH, CA11 9PF	Mr A Leach	APPROVED
20/0274	Notice of Intention	Skelton	Proposed Agricultural Building.	FOWRASS FARM, LAITHES, PENRITH, CA11 0AN	Mr J Carlile	APPROVED
20/0302	Non-Material Amend	Alston	Non Material Amendment to replace window with door, enlarge fixed pane opening and omit window and door on South West elevation. Replace bi-fold doors with double doors and re-site door on North West elevation, attached to approval 18/0955.	COTTERILL, DYKEHEADS, NENTHEAD, ALSTON, CA9 3PY	Mr K Eales	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
--------	----------	--------	-------------	----------	-----------	----------

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.

This page is intentionally left blank

Notice of Decision



To: Manning Elliott Architects
Suite 1 - Manelli House
4 Cowper Road
Penrith
CA11 9BN

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

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

Application No: 17/0428
On Behalf Of: Nick Miller

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

Application Type: Outline Application
Proposal: Proposed residential development.
Location: ROSE BANK CULGAITH PENRITH CA10 1QW

The reasons for this decision are:

In the absence of agreement to provide any onsite affordable housing required towards the Council's Affordable Housing Contribution Policy:

1) The proposed development fails to accord with the Council's Affordable Housing Contribution Policy HS1;

Whilst the development is partially in-compliance with the development plan, the benefits of the scheme without an appropriate contribution to the Council's Affordable Housing Contribution Policy, are insufficient to outweigh the lack of compliance in full with the Development Plan which in itself represents significant and demonstrable harm.

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: 6 May 2020

Signed:

A handwritten signature in black ink, appearing to read 'O Shimell', is written over a faint, light-colored circular stamp.

Oliver Shimell LLB
Assistant Director Planning and Economic Development

Notice of Decision



To: Stansgate Planning - Mr A Murphy
9 The Courtyard (ADM/9290)
Timonth's Bridge Road
Stratford upon Avon
CV37 9NP

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

*Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (General Permitted Development) Order 2015*

Determination of Local Planning Authority as to whether the prior approval of the authority is required for the below development

Application No.: 20/0222
On Behalf Of: Lowther Estate
Proposal: Change of use of agricultural building to 1 no. dwellings.
Location: BLACK BARN YANWATH HALL FARM YANWATH PENRITH

Under the provisions of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015, I hereby confirm that this Authority has made the following determination:

THAT THE PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED. THE AUTHORITY REFUSES TO APPROVE THE DETAILS SUBMITTED FOR THE FOLLOWING REASON(S):

1) The proposal does not comply with Q (b) and accordingly Q.1 (i) as the building operations are not considered to be reasonably necessary for conversion and would be tantamount to a rebuild due to the extensive nature of the work proposed to the existing structure.

Date of Decision: 12 May 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

This page is intentionally left blank