

Eden District Council

Planning Committee Minutes

Date: 21 January 2021 Venue: This meeting was heard virtually therefore there was no venue Time: 9.30 am

Present:

Chairman:	Councillor W Patterson	
Vice Chairman:	Councillor M Eyles	
Councillors:	I Chambers	H Sawrey-Cookson
	D Holden	G Simpkins
	J C Lynch	D Wicks
	A Ross	
Standing Deputies:	Councillor D Ryland	
Officers Present:	Nick Atkinson, Planning Services Development Manager	
	Rebecca Harrison, Senior Solicitor	
Democratic Services Officer:	Vivien Little and Nichola Baker	

Pla/99/01/21 Apologies for Absence

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, and observe the Government's social distancing 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.

Apologies for absence were received from Councillor Thompson and from Councillor Clark, Councillor Ryland attended as substitute.

Pla/100/01/21 Minutes

RESOLVED that the public minutes Pla/87/12/20 to Pla/98/12/20 of the meeting of this Committee held on 17 December 2020 be confirmed and signed by the Chairman as a correct record of those proceedings.

Pla/101/01/21 Declarations of Interest

Councillor Ryland gave a personal explanation in that he was the ward Councillor for Heskett, but he came into the meeting with an open mind. He would remain in the meeting and vote on the items.

Pla/102/01/21 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 December 2020 (attached as Appendix 1 to these minutes)
 - b) Reasons for refusal on delegated decisions for the month of December 2020 (attached as Appendix 2 to these minutes)
- be noted.

Pla/103/01/21 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/104/01/21 Planning Application No: 20/0799, Removal of conditions 14 (working hours of employees not resident on site) and 15 (register of occasions where employees not resident on site work until 8pm) , attached to approval 20/0133, Land adj. to Fernbank, Great Strickland

This application was withdrawn before the start of this meeting.

Pla/105/01/21 Planning Application No: 20/0548. Reserved Matters Application for access, appearance, landscaping, layout and scale, attached to approval 20/0538, Land West of Gillians Well, Calthwaite

The Committee heard a statement which was read out by the Development Manager, Planning Services, from Mr J Blue, an agent, in support of the application.

Councillor Ryland requested that he be informed when the condition relating to drainage was discharged. The Development Manager Planning Services agreed that this would be done.

Proposed by Councillor Chambers
Seconded by Councillor Wicks

For: 4
Against: 4
Abstain: 2

The Chairman used his casting vote and it was **RESOLVED** that planning permission be 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.

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.

- 14) The working hours for members of staff who are not resident at the site and are employed for the work unit shall be 8am – 6pm.

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

- 15) On up to 20 occasions each calendar year, members of staff not resident at the site may assist in the work unit up to 8pm to cater evening functions. A register shall be kept and made available to the Local Planning Authority on request detailing each occasion on which the work unit is operated beyond 6pm.

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

Pla/106/01/21 Planning Application No: 20/0027, Outline Planning Permission for the erection of up to 13 dwellings with all matters reserved, Land South of Low Hesket Village Hall, Low Hesket

The Committee heard a presentation from Mr J Budd, on behalf of Mr N Dunlop, an objector, in objection to the application.

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

Proposed by Councillor Sawrey-Cookson
Seconded by Councillor Ryland

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

1. the application does not respect the linear form and character of Low Hesket, contrary to Policy LS1 of the Eden Local Plan;
2. sufficient land has been allocated within the settlement for housing, therefore the proposal is contrary to Policy LS1 of the Eden Local Plan; and
3. the application would result in the loss of good, agricultural land contrary to Policy ENV1 of the Eden Local Plan.

Pla/107/01/21 Confirmation of Site Visits (if any)

No site visits were confirmed at this meeting.

Pla/108/01/21 Any Other Items which the Chairman decides are urgent

No items of urgent business were raised at this meeting.

Pla/109/01/21 Date of Next Meeting

The date of the next meeting was confirmed as 18 February 2021.

The meeting closed at 12.09 pm

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PLANNING COMMITTEE

Agenda Item No.

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

App No	App Type	Parish	Description	Location	Applicant	Decision
19/0632	Full Application	Cliburn	Retrospective installation of modular office building.	WAITINGS DRAINAGE & PIPELINE CONTRACTORS, WORKSHOP, CLIBURN, PENRITH, CA10 3AL	Waitings Drainage & Pipeline Contractors - Mr Waiting	APPROVED
20/0252	Full Application	Alston	Change of use of redundant agricultural building to bulk domestic heating oil storage depot.	GREENSHED, AYLE CROSSROADS, CLARGHYLL, ALSTON, CA9 3NF	Mr J Shepherd - Ayle Colliery Co Ltd	APPROVED
20/0348	Full Application	Tebay	Retrospective application for garage/utility extension.	15 WHINFELL TERRACE, TEBAY, PENRITH, CA10 3XL	Mr A Woof	APPROVED
20/0360	Full Application	Culgaith	Erection of one dwelling.	HIGH CROFT, CULGAITH, PENRITH, CA10 1QW	Wykes	APPROVED
20/0362	Full Application	Temple Sowerby	Variation of condition 2 (plans compliance), Condition 6 (surface water drainage scheme), 8 (sustainable surface water drainage scheme) and 10 (emerging activity survey), attached to approval 19/0058.	BARN ADJACENT THE COUNTING HOUSE, TEMPLE SOWERBY, PENRITH, CA10 1SB	Mr D & Mrs L Nugent	APPROVED
20/0395	Listed Building	Crackenthorpe	Listed Building Consent for retention of heating equipment and installation of boiler plant and flue.	CRACKENTHORPE HALL, CRACKENTHORPE, CA16 6AE	Mr P Barrett	APPROVED
20/0396	Full Application	Crackenthorpe	Retrospective application for installation of boiler plant and flue.	CRACKENTHORPE HALL, CRACKENTHORPE, CA16 6AE	Mr P Barrett	APPROVED
20/0431	Reserved Matters	Morland	Reserved Matters application for access, appearance, landscaping, layout and scale, attached to approval 16/0682.	LAND BEHIND TANGLEWOOD, HIGH STREET, MORLAND, PENRITH, CA10 3AS	Addis Town Planning Ltd - Mr D Addis	APPROVED
20/0501	Full Application	Penrith	Variation of condition 2 to amend plot positioning, boundary treatments, landscaping and road layouts attached to approval 20/0514.	LAND OFF CARLETON ROAD, PENRITH,	Story Homes - Mrs J Taylor	APPROVED
20/0521	Change of Use PD/PN	Hesket	Conversion of existing agricultural building to 3no business units.	COLT CLOSE FARM, SOUTHWAIT, CARLISLE, CA4 0NB	Messrs Raven	APPROVED
20/0522	Full Application	Hesket	Alterations to the structure and curtilage of the agricultural barn to facilitate the conversion to a flexible business use.	COLT CLOSE FARM, SOUTHWAIT, CA4 0NB	Messrs Raven	APPROVED
20/0596	Full Application	Brough Sowerby	Siting of lodge for use as residential accommodation.	LAND AT REAR OF MEADOW VIEW LODGE, WESTWOOD FARM, BROUGH SOWERBY, KIRKBY STEPHEN, CA17 4EG	Mr R Thwaite	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
20/0613	Listed Building	Penrith	Listed Building Consent to create new door opening in existing stone boundary wall.	THE COTTAGE, BISHOP YARDS, PENRITH, CA11 7XU	Mr & Mrs J Richardson	APPROVED
20/0635	Tree Works (CA)	Penrith	Removal of Cedar tree.	GREYSTONE, GRAHAM STREET, PENRITH, CA11 9LF	Ms N Stonehouse	APPROVED
20/0653	Full Application	Bandleyside	Agricultural livestock building.	FIELD WEST OF VILLAGE OF HOFF, HOFF, APPLEBY,	Mr J Clark	APPROVED
20/0657	Full Application	Penrith	Erection of a single storey extension to the side and rear elevations, erection of a porch extension to the front elevation, alterations to land levels to create raised patios with retaining walls, widening of the sites vehicular access and hardsurfacing the front curtilage.	30 BRENT ROAD, PENRITH, CA11 8ER	Steven Docker Associates - Miss J Russell	APPROVED
20/0670	Full Application	Hunsonby	Variation of condition 2 to amend some of the approved house types and to reposition Plots 10-18 to provide additional car parking to the front of the dwellings, attached to approval 19/0907.	FORMER THOMPSONS BOARD MILL, LITTLE SALKELD, PENRITH, CA10 1NJ	Citadel Estates Ltd - Mr D Montgomery	APPROVED
20/0671	Full Application	Penrith	Proposal to demolish redundant dairy cooling house and erect building for staff training and leisure.	REDWOOD GARTH, CARLETON HILL ROAD, PENRITH, CA11 8TZ	Mr & Mrs T J Barr	APPROVED
20/0672	Full Application	Hunsonby	Erection of 1no dwelling and associated detached garage - part retrospective	FORMER THOMPSONS BOARD MILL, LITTLE SALKELD, PENRITH, CA10 1NJ	Citadel Estates Ltd - Mr D Montgomery	APPROVED
20/0676	Listed Building	Alston	Listed Building Consent for the replacement of single glazed timber windows with double glazed units.	IVY HOUSE FARM, GARRIGILL, ALSTON, CA9 3DU	Mr K Snowball	APPROVED
20/0690	Reserved Matters	Brougham	Reserved Matters application for access, appearance, landscaping, layout and scale, attached to approval 18/0769.	LAND NORTH WEST OF PEMBROKE FARM, BROUGHAM, PENRITH, CA10 2DE	Charmwyck Ltd	APPROVED
20/0691	Full Application	Dufton	Change of use of barn to residential use as extension to main house.	COTE SYKE, DUFTON, APPLEBY-IN-WESTMORLAND, CA16 6DA	Mr W Tatters	APPROVED
20/0695	Non-Material Amend	Clifton	Non Material Amendment to reconsider the planning conditions in line with the addendum report, attached to approval 19/0637.	WETHERIGGS POTTERY, CLIFTON DYKES, PENRITH, CA10 2DH	Stoneswood Development Ltd	APPROVED
20/0699	Full Application	Appleby	Siting of a garden building. Re-submission of 19/0739.	SOUTH LODGE, BOROUGHGATE, APPLEBY-IN-WESTMORLAND, CA16 6XH	MR G MIDDLETON	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
20/0702	Full Application	Skelton	Variation of condition 2 (plans compliance) for the addition of 1no ground floor window to front elevation, addition of 1no dormer and 1no ground floor window to rear elevation and internal reconfiguaration of first floor, attached to approval 16/0658.	LAND ADJACENT PENNINE VIEW, SKELTON, PENRITH,	Asbridge Builders Ltd - Mr N Asbridge	APPROVED
20/0704	Listed Building	Long Marton	Listed Building Consent for replacement of 5No. windows to front elevation.	TOWN HEAD FARMHOUSE, LONG MARTON, APPLEBY-IN-WESTMORLAND, CA16 6BN	Mrs S Harker	APPROVED
20/0705	Full Application	Kirkby Stephen	Subdivision of dwelling to form two dwellings.	35 MARKET SQUARE, KIRKBY STEPHEN, CA17 4QT	Ms A Gerke	APPROVED
20/0706	Listed Building	Kirkby Stephen	Listed Building Consent to enable subdivision of dwelling to form two dwellings.	35 MARKET SQUARE, KIRKBY STEPHEN, CA17 4QT	Ms A Gerke	APPROVED
20/0716	Householder PD/PN	Appleby	Proposed rear extension.	13 OVERWOOD PLACE, APPLEBY-IN-WESTMORLAND, CA16 6RN	Mr R Taylor	APPROVED
20/0735	Full Application	Dufton	Proposed extension to the toilet/shower block to provide two additional showers.	DUFTON CARAVAN PARK, DUFTON, APPLEBY-IN-WESTMORLAND, CA16 6DD	Mr Parkin	APPROVED
20/0747	Full Application	Shap	Conversion of integral garage to habitable room.	7 PEGGY NUT CROFT, SHAP, PENRITH, CA10 3LW	Mr & Mrs N Graham	APPROVED
20/0756	Full Application	Culgaith	Change of use for a former tearoom/shop to residential dwelling.	HAZEL DENE, STATION ROAD, CULGAITH, CA10 1QF	Mr E Cowin	APPROVED
20/0757	Full Application	Winton	Change of use and conversion of stone barns into four-holiday lets, and demolition of lean-to building.	ROOKBY SCARTH, WINTON, CA17 4HU	Mr & Mrs N & S Smith	APPROVED
20/0758	Reserved by Cond	Bolton	Discharge of condition 4 (details of screening) attached to approval 19/0869.	BOLTON METHODIST CHURCH, CHAPEL STREET, BOLTON, APPLEBY-IN-WESTMORLAND, CA16 6AU	Mr J B Thornborrow	APPROVED
20/0760	Cert. of Lawful	Warcop	Certificate of Lawfulness for the existing use of a residential property.	COTE HOUSE BARN, BLEATARN, APPLEBY-IN-WESTMORLAND, CA16 6PX	Mr A Burton	APPROVED
20/0764	Full Application	Stainmore	Conversion of attached barn to form additional accommodation.	LOW DUMMAH HILL, NORTH STAINMORE, KIRKBY STEPHEN, CA17 4DZ	Mrs K Bailey	APPROVED
20/0766	Full Application	Bolton	Extension of existing porch.	ORCHARD LODGE, SOUTH END, BOLTON, CA16 6AW	Mr A Booth	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
20/0767	Full Application	Great Salkeld	Proposed erection of a 3 bedroom detached dwelling house with attached garage and associated parking and access.	LAND ADJACENT TO DENBY, GREAT SALKELD, PENRITH, CA11 9ND	Mr S Robinson	APPROVED
20/0769	Tree Works (TPO)	Greystoke	OAK (T2) essential pruning now necessary as the crown of the tree impacts property (24 Howard Park). Reduced spread from a diameter of 7 meters to a 5 meter radial spread, taking any dead wood out. Crown lift to 4 meters and height of tree reduced by 2 meters.	24 HOWARD PARK, GREYSTOKE, PENRITH, CA11 0TU	Ms L Thomson	APPROVED
20/0773	Full Application	Ainstable	Proposed rear extension and alterations to existing side extension to form new entrance.	MIDDLE FARM, CROGLIN, CARLISLE, CA4 9RZ	Mr & Mrs J Broom	APPROVED
20/0779	Householder PD/PN	Kirkby Stephen	Proposed ground floor extension.	7 WESTGARTH ROAD, KIRKBY STEPHEN, CA17 4TF	Mr G Lightbody	APPROVED
20/0780	Full Application	Dacre	Proposed garden room side extension.	THORNGATE COTTAGE, STANTON, CA11 0ES	Mr & Mrs K Jones	APPROVED
20/0783	Tree Works (TPO)	Clifton	Crown reduction to 3 no Lime trees as per photo No 6 in app A; Tree Reduction Heights and Thinning; Tree A - Approx 4m plus approx 15% thinning inc. cosmetic shaping; Tree B - Approx 2.5m plus up to 30% thinning; Tree C - approx 1m plus up to 30% thinning; Tree Preservation Order No 47, 1992, Cumberland Close, Clifton.	10 CUMBERLAND CLOSE, CLIFTON, PENRITH, CA10 2EN	Mr J Walker	APPROVED
20/0784	Listed Building	Penrith	Listed Building Consent for the replacement of 3no windows on front elevation and bathroom window on gable end.	3 ST ANDREWS CHURCHYARD, PENRITH, CA11 7YE	Mr Cameron	APPROVED
20/0785	Full Application	Long Marton	Proposed roof over existing silage clamp bay area.	ESPLAND HILL FARM, FRITH LANE, BRAMPTON, APPLEBY-IN-WESTMORLAND, CA16 6JR	MR D I & A A CANNON	APPROVED
20/0788	Full Application	Langwathby	Removal of condition 3 (ancillary accommodation restriction), attached to approval 18/1017.	GARDEN COTTAGE, THE OLD VICARAGE, EDENHALL, PENRITH, CA11 8SX	Mr S Dixon	REFUSED
20/0789	Full Application	Langwathby	Removal of condition 3 (ancillary accommodation restriction), attached to approval 15/0609.	SUMMERHOUSE COTTAGE, THE OLD VICARAGE, EDENHALL, PENRITH, CA11 8SX	Mr S dixon	REFUSED
20/0791	Full Application	Penrith	Addition of flat render to the exterior.	14A VICTORIA ROAD, PENRITH, CA11 8HN	Mr N Williams	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
20/0795	Notice of Intention	Long Marton	Proposed agricultural building.	RISING SUN, CROFT ENDS, APPLEBY-IN-WESTMORLAND, CA16 6JL	Mr M Huschka	APPROVED
20/0796	Advertisement	Penrith	Advertisement consent for 1 externally lit projecting sign, 2 sets of externally lit individual lettering, 4 non-illuminated amenity board signs, 2 internally illuminated menu cases, 4 lanterns and 10 led floodlights.	BOARD & ELBOW, 11 CORNMARKET, PENRITH, CA11 7DA	Punch Pubs - Mr Fazai	APPROVED
20/0797	Full Application	Appleby	Erection of an oak framed orangery to the rear.	1 FRIARY FIELDS, APPLEBY-IN- WESTMORLAND, CA16 6UT	Mr & Mrs Hutt	APPROVED
20/0800	Non-Material Amend	Great Salkeld	Non Material Amendment for the revision of the decription to change of use of farm buildings to 6 open market dwellings, attached to approval 82/0059.	WETHERAL COTTAGE, GREAT SALKELD, PENRITH, CA11 9NA	Mr D Rogers	APPROVED
20/0802	Full Application	Crosby Ravensworth	Replace existing barn and roof over adjacent outside feed area.	WINTER TARN, NEWBY, CA10 3EW	Mr M Stephenson	APPROVED
20/0804	Full Application	Long Marton	Variation of condition 2 (plans compliance) to reposition and alter size of agricultural building attached to approval 19/0586	BRAMPTON HALL FARM, BRAMPTON, APPLEBY-IN- WESTMORLAND, CA16 6JS	Mr R Bellas	APPROVED
20/0805	Tree Works (CA)	Alston	T1 - Cherry. To remove due to structural damage.	DAFFENSIDE, CHURCH ROAD, ALSTON, CA9 3QR	Mr R Younger	APPROVED
20/0806	Tree Works (CA)	Alston	T1 - Overgrown hedge row (reduce) Ash, Sycamore to height of rest of hedge T2 - Cluster of Ash saplings growing on boundary wall (remove) T3 - Remove Ash T4 - Cluster of Ash and 1 Beech on boundary wall (remove) T5 - Sycamore (remove) T6 - Ash to (Pollard) T7 - Ash (remove) T8 - Ash (remove)	OLD COTTAGE, KATES LANE, ALSTON, CA9 3QJ	Mr S Thompson	APPROVED
20/0808	Full Application	Sockbridge & Tirril	Single storey rear extension.	5 BROOKSIDE, TIRRIL, CA10 2JG	Mr & Mrs J & K Bridge	APPROVED
20/0809	Reserved Matters	Tebay	Reserved Matters application for access, appearance, landscaping, layout and scale, attached to approval 16/0185.	LAND NORTH OF THE LAURELS, TEBAY, PENRITH,	Mr G Jackson	APPROVED
20/0810	Full Application	Tebay	Variation of condition 5 (highway design standard) and variation of condition 12 (noise levels), attached to approval 16/0185.	LAND NORTH OF THE LAURELS, TEBAY, PENRITH,	Mr G Jackson	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
20/0811	Full Application	Alston	New vehicular access (part retrospective)	KIRKSIDE, PARK LANE, ALSTON, CA9 3AB	Mr & Mrs W Raine	APPROVED
20/0812	Full Application	Alston	Erection of an agricultural building and associated operations.	LAND AT HIGH GALLIGILL FARM, NENTHEAD, ALSTON, CA9 3LW	Mr G Cook	APPROVED
20/0813	Full Application	Alston	Extensions and alterations to the dwellinghouse and barns to create additional living accommodation and the erection of a store in association with the estate	PRIORSDALE FARMHOUSE, GARRIGILL, ALSTON, CA9 3HB	Weardale Estates	APPROVED
20/0814	Notice of Intention	Sockbridge & Tirril	Proposed road.	YANWATH HALL, YANWATH, PENRITH, CA10 2LF	Lowther Estate Trust - Mr D Bliss	APPROVED
20/0815	Full Application	Kirkby Thore	Proposal to widen existing open access	9 BURWAIN TERRACE, MAIN STREET, KIRKBY THORE, CA10 1UB	MR & MRS W WILLIAMSON	APPROVED
20/0819	Full Application	Alston	Replacement of 31 timber windows and 2 doors with uPVC double glazed. Refurbishment of stained glass window and refitting in uPVC double glazed.	HOLLYTREE LODGE, THE BUTTS, ALSTON, CA9 3JE	Mr J Wood	APPROVED
20/0822	Full Application	Glassonby	Demolition of existing stone and timber buildings within the front garden and erect a single storey building with link to the main dwellinghouse, replacement of existing glazing/wall and roof to the rear sunroom/porch	HALL COTTAGE, GLASSONBY, PENRITH, CA10 1DU	Mr S Shill	APPROVED
20/0826	Full Application	Sockbridge & Tirril	Change of use of agricultural land to residential, the erection of a side-extension to the south east elevation of the barn, changes to the fenestration and cladding of the southeast gable with stone.	BARN AT CELLERON SOUTH FARM, TIRRIL, PENRITH, CA10 2LS	CDK Property Developments Limited	APPROVED
20/0827	Tree Works (TPO)	Appleby	1 - Ash - section dismantle to approx 6ft.	HYCUP HOUSE, STATION ROAD, APPLEBY-IN-WESTMORLAND, CA16 6TX	Mrs S Parkin	APPROVED
20/0833	Full Application	Kirkby Thore	Proposed Agricultural Building	CROSSFELL HOUSE FARM, CROSS END, KIRKBY THORE, CA10 1UP	Crossfell Holsteins - Mr J Metcalf	APPROVED
20/0834	Tree Works (CA)	Penrith	1 - Silver Birch - Crown lifting of the birch at rear of property to clear house by 3m 2 - Crown lifting of the birch at rear of property to clear house by 3m 3 - Removal of garden Plum tree and other small tree at side of house 4 - Flowering Cherry trees - crown lifting at front of property to a height of approx 3m 5 - Flowering Cherry trees - crown lifting at front of property to a height of approx 3m 6 - Yew trees - crown lift over driveway removing branches by 3m	92A LOWTHER STREET, PENRITH, CA11 7UW	Ms D Bewley	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
20/0842	Tree Works (CA)	Culgaith	Removal of Ash Tree close to a borehole.	BOREHOLE COMPOUND, SKIRWITH, PENRITH, CA10 1RH	Environment Agency - Mr M Lomax	APPROVED
20/0843	Notice of Intention	Clifton	Proposed extension to agricultural building.	BROWN HOWE, MELKINTHORPE, PENRITH, CA10 2DP	M/S Cowperthwaite	APPROVED
20/0848	Non-Material Amend	Long Marton	Non material amendment to change the pitch of the roof and terrace materials attached to application 20/0026	BRANTON, BRAMPTON, APPLEBY- IN-WESTMORLAND, CA16 6JS	Mrs J Howard	APPROVED
20/0849	Change of Use PD/PN	Yanwath & Eamont Bridge	Proposed change of use including partial demolition of agricultural building to create 4No. dwellinghouses.	YANWATH HALL, YANWATH, PENRITH, CA10 2LF	Lowther Estate Trust	REFUSED
20/0850	Conservation Area	Penrith	Demolition of garage and construction of replacement garage	34 GRAHAM STREET, PENRITH, CA11 9LG	Mr S Lusby	APPROVED
20/0853	Tree Works (CA)	Temple Sowerby	3 x mature Lime trees, crown reduction of 25%, thin epicormic 50% and tidy storm damage.	TEMPLE SOWERBY VILLAGE GREEN, TEMPLE SOWERBY, CA10 1SB	Temple Sowerby Parish Council	APPROVED
20/0861	Full Application	Castle Sowerby	Extension and alterations to existing two storey detached dwelling and construction of garage.	LIME RIGG, HESKET NEWMARKET, CA7 8JB	Mr C Reay	APPROVED
20/0871	Tree Works (CA)	Dufton	A-F remove G and H crown thinning (30%) and raising to 5m I - remove - replace by a Rowan tree J-L remove	DUFTON HOUSE, DUFTON, APPLEBY-IN-WESTMORLAND, CA16 6DF	Mr K Atherton	APPROVED
20/0887	Tree Works (CA)	Penrith	Removal of 3x Leylandii, A, B1 and B2. Stumps to be reduced by stump grinder to below ground level and replaced with 3x deciduous trees.	68 ARTHUR STREET, PENRITH, CA11 7TX	Mr J Bodger	APPROVED
20/0891	Tree Works (CA)	Appleby	T1 - Fell Silver Birch T2 - Fell Laurel, overgrown and obstructing access ramp T3 - Fell Crab Apple, overgrown and non-productive	THE LIMES, 54 BOROUGHGATE, APPLEBY-IN-WESTMORLAND, CA16 6XG	Mr J Ashman	APPROVED
20/0892	Tree Works (CA)	Penrith	Remove 2x 'variegated' acers - one overshadowed by the rowan, the other has grown too large and is blocking light to the stairwell of the adjacent flats. And shape overgrown hawthorn in the hedge to 3m high and 1.5m crown spread.	QUAKER MEETING HOUSE, MEETING HOUSE LANE, PENRITH, CA11 7TR	Ms C Sutherland	APPROVED
20/0901	Tree Works (CA)	Penrith	1) Holly x2 fell. 2) Laurel fell. 3) Small mixed scrub fell. 4) Sycamore x 2 fell. 5) Scrub fell. 7) Rhododendron cut to regenerate. 6) Fir x1 fell. 8) Birch fell. 9) Beech fell.	CAROLINE COTTAGE, BEACON EDGE, PENRITH, CA11 8BN	Lonsdale Settled Estates	APPROVED

App No	App Type	Parish	Description	Location	Applicant	Decision
20/0903	Non-Material Amend	Penrith	Non Material Amendment for an increase in the length of the proposed garage, attached to approval 20/0654.	31 OAK ROAD, PENRITH, CA11 8TS	Mr & Mrs R & A Lowis	APPROVED
20/0908	Tree Works (CA)	Penrith	H1 Holly - Crown reduction to achieve a balanced shape of approx. 5m in height and 2.5m width; H2 Holly - Crown reduction to achieve height of 5m and 3m width.	YEW TREES, LOWTHER STREET, PENRITH, CA11 7UW	Mr & Mrs Jelf	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: Addis Town Planning Ltd - Mr D Addis
Greengage House
Little Salkeld
Penrith
CA10 1NN

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: 20/0788
On Behalf Of: Mr S Dixon

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: Removal of condition 3 (ancillary accommodation restriction), attached to approval 18/1017.
Location: GARDEN COTTAGE. THE OLD VICARAGE EDENHALL PENRITH CA11 8SX

The reason(s) for this decision are:

The application site remains integrally linked to The Old Vicarage, and an unfettered occupation of the site would result in unacceptable standards of overlooking and privacy, with no direct access to the site and annex without entering the wider property of The Old Vicarage. The proposal fails to protect the privacy of both the future unfettered occupants of the application site and occupants of The Old Vicarage, resulting in unacceptable standards of residential amenity, contrary to policy DEV5. Furthermore, the unfettered occupation through the removal of planning condition 3 would be contrary to policy HS2, which stipulates that new residential properties on greenfield sites in small villages/hamlets should be occupied by residents meeting the local connection criteria.

Note to developer:

Informatives:

1) This property is within a Conservation Area. All building works should, therefore, be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about the way in which work should be carried out, you should seek formal pre application advice from the planning department of Eden District Council through their pre application advice service. For further information on seeking pre application advice visit <http://www.eden.gov.uk/planning-and-development/planning/advice-before-making-a-planning-application/>.

2) Please note that if your property is a listed building or within a conservation area then any replacement windows or doors cannot be carried out under a competent person scheme and you must notify the Council's Building Control team directly at building.control@eden.gov.uk

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: 10 December 2020

Signed:

A handwritten signature in black ink, appearing to read 'O Shimell', is positioned above the printed name.

Oliver Shimell LLB
Assistant Director Planning and Economic Development

Notice of Decision



To: Addis Town Planning Ltd - Mr D Addis
Greengage House
Little Salkeld
Penrith
CA10 1NN

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: 20/0789
On Behalf Of: Mr S dixon

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: Removal of condition 3 (ancillary accommodation restriction), attached to approval 15/0609.
Location: SUMMERHOUSE COTTAGE THE OLD VICARAGE EDENHALL
PENRITH CA11 8SX

The reason(s) for this decision are:

The application site remains integrally linked to The Old Vicarage, and an unfettered occupation of the site would result in unacceptable standards of overlooking, privacy and residential amenity, with no direct access to the site and annex without entering the wider property of The Old Vicarage. The proposal fails to protect the privacy of both the future unfettered occupants of the application site and occupants of the property to the south east, and the gross internal floorspace is too small to achieve the minimum habitable requirements for unfettered occupation, resulting in unacceptable standards of residential amenity, contrary to policy DEV5. Furthermore, the unfettered occupation through the removal of planning condition 3 would be contrary to policy HS2, which stipulates that new residential properties on greenfield sites in small villages/hamlets should be occupied by residents meeting the local connection criteria.

Informatives

1) This property is within a Conservation Area. All building works should, therefore, be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about the way in which work should be carried out, you should seek formal pre application advice from the planning department of Eden District Council through their pre application advice service. For further information on seeking pre application advice visit

<http://www.eden.gov.uk/planning-and-development/planning/advice-before-making-a-planning-application/>.

2) Please note that if your property is a listed building or within a conservation area then any replacement windows or doors cannot be carried out under a competent person scheme and you must notify the Council's Building Control team directly at building.control@eden.gov.uk

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: 10 December 2020

Signed:

A handwritten signature in black ink, appearing to read 'O Shimell', is written over a light grey rectangular background.

Oliver Shimell LLB
Assistant Director Planning and Economic Development

Notice of Decision



To: Addis Town Planning Ltd - Mr D Addis
Greengage House
Little Salkeld
Penrith
CA10 1NN

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.: 20/0849
On Behalf Of: Lowther Estate Trust
Proposal: Proposed change of use including partial demolition of agricultural
building to create 4No. dwellinghouses.
Location: YANWATH HALL YANWATH PENRITH CA10 2LF

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):

The Local Planning Authority has concluded that prior approval is required and is hereby **REFUSED** for the following reason(s) :

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

Date of Decision: 21 December 2020

Signed:

A handwritten signature in black ink, appearing to read "O Shimell", written over a light grey circular stamp.

Oliver Shimell LLB
Assistant Director Planning and Economic Development

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