

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