

Notice of Decision



To: H&H Land and Property - Mr T Woof
Borderway
Rose Hill Industrial Estate
Carlisle
Cumbria
CA1 2RS

Mansion House, Penrith, Cumbria CA11 7YG
Tel: 01768 817817
Fax: 01768 212320

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

Application No: 15/1074
On Behalf Of: Mr R Nicholas

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: New agricultural access.
Location: RECTORY FARM GREYSTOKE PENRITH CA11 0UJ

The reason(s) for this decision are:

1) The application proposes an access and an access track in a prominent location at the edge of the village which would fail to protect or enhance the natural environment contrary to CS16 and fail to show a clear understanding of the form and character of the natural environment or complement and enhance the existing area contrary to CS18.

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: 5 January 2016

Signed:

A handwritten signature in black ink, appearing to read 'G Clark', is written over a horizontal line.

(Authorised Officer)
G Clark BSc (Hons), DipTP, MRTPI

Attention is drawn to the attached notes.

Notice of Decision



To: PF&K Planning - Mr Neil Henderson
Agricultural Hall
Skirsgill
Penrith
Cumbria
CA11 0DN

Mansion House, Penrith, Cumbria CA11 7YG
Tel: 01768 817817
Fax: 01768 212320

Town and Country Planning Act 1990

Application No: 15/0825
On Behalf Of: Mr & Mrs Dean-Netscher

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

Application Type: Listed Building
Proposal: Conversion of stable block to form single dwelling, including alterations and extension and formation of new vehicular access.
Location: STABLE BLOCK WARCOP HOUSE WARCOP APPLEBY CA16 6NX

The reason(s) for this decision are:

1) The form and character of the proposed extension would result in harm to the listed building and fails to take opportunities to conserve and enhance the special characteristics of the listed building in line with the NPPF, CS17 of Core Strategy and section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990.

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 January 2016

Signed:

A handwritten signature in black ink, appearing to read "G Clark".

(Authorised Officer)
G Clark BSc (Hons), DipTP, MRTPI

Attention is drawn to the attached notes.

Notice of Decision



District Council

To: PF&K Planning - Mr Neil Henderson
Agricultural Hall
Skirsgill
Penrith
Cumbria
CA11 0DN

Mansion House, Penrith, Cumbria CA11 7YG
Tel: 01768 817817
Fax: 01768 212320

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

Application No: 15/0824
On Behalf Of: Mr & Mrs Dean-Netscher

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: Conversion of stable block to residential dwelling including alterations and extension and formation of new vehicular access.
Location: STABLE BLOCK WARCOP HOUSE WARCOP APPLEBY CA16 6NX

The reason(s) for this decision are:

That the application is REFUSED for the following reasons:

- 1) Due to its form and character the proposal would result in harm to the listed building whilst failing to conserve or enhance the special characteristics of the listed building contrary to the NPPF, CS17 of Core Strategy and section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) The proposed extension fails to show a clear understanding of the form and character of the original building and surrounding built environment contrary to CS18 and paragraph 56 of the NPPF.

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: 14 January 2016

Signed:



(Authorised Officer)
G Clark BSc (Hons), DipTP, MRTPI

Attention is drawn to the attached notes.

Notice of Decision



District Council

To: Mr & Mrs N & L Emson
Old Pond House
Little Musgrave
Kirkby Stephen
CA17 4PQ

Mansion House, Penrith, Cumbria CA11 7YG
Tel: 01768 817817
Fax: 01768 212320

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

Application No: 15/1028
On Behalf Of: Mr & Mrs N & L Emson

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: Outline application for the erection of a cottage.
Location: OLD POND HOUSE LITTLE MUSGRAVE KIRKBY STEPHEN
CA17 4PQ

The reasons for this decision are:

1) The application proposes an unrestricted market-led house located in an unsustainable location, outside of a Key or Local Service Centre with no overriding essential need or special circumstance being demonstrated sufficient as to allow an unrestricted dwelling in such a location contrary to Core Strategy Policies CS1, CS2, CS3, CS7, CS9, and CS10, and the provisions of the NPPF.

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: 14 January 2016

Signed:

(Authorised Officer)

G Clark BSc (Hons), DipTP, MRTPI

www.eden.gov.uk

G Clark BSc (Hons), DipTP, MRTPI, ACMI
Head of Planning Services



Attention is drawn to the attached notes.

Your reference:
Our reference: 15/1119
Enquiries to: Mr D Cox
Direct Dial: 01768 212476
Email: planning.services@eden.gov.uk
Date: 18 January 2016



Mansion House, Penrith, Cumbria CA11 7YG
Tel: 01768 817817
Fax: 01768 212320

IPS Architects
The Studio
Outhgill
Kirkby Stephen
Cumbria
CA17 4JU

Dear Sir/Madam

Town and Country Planning Act 1990

Planning Application No: 15/1119

Proposal: *Change of use from agricultural building to dwellinghouse.*

Address: *BARN IN FIELD ADJOINING KIRKBY STEPHEN INDUSTRIAL/BUSINESS
PARK SOULBY ROAD KIRKBY STEPHEN CA17 4RN*

Your Notice of Intention in respect of the above development has been considered by this Authority. I am writing to inform you that it has been REFUSED for the following reason(s):

- 1) The barn is impractical for conversion due to its elevated and isolated location close to a neighbouring business park.
- 2) The proposal would introduce a domestic use and associated features which would be visually intrusive in the landscape, being significantly at odds with the surrounding predominantly rural character of the area.
- 3) The required access track to facilitate access for domestic use would be cut through the middle of an agricultural field which would be at odds with the rural character of the area.
- 4) Inadequate information and detail has been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access, visibility splays, off-street parking, surface water drainage, on site turning facility and its effect on local traffic conditions and public safety.

Should you have any queries regarding this refusal please do not hesitate to contact the Case Officer directly at the above address.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. Clark'.

G Clark BSc (Hons), DipTP, MRTPI

Notice of Decision



To: Taylor & Hardy Ltd.
North House
Kingstown
Carlisle
CA6 4BY

Mansion House, Penrith, Cumbria CA11 7YG
Tel: 01768 817817
Fax: 01768 212320

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

Application No: 15/0709
On Behalf Of: Mr M Elliott

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: Change of use of land for the siting of 16no holiday caravans including
1no wardens caravan.
Location: DEEPGHYLL PLUMPTON PENRITH CA11 9PF

The reason(s) for this decision are:

1) The proposed development is considered to be remote from the settlement of Plumpton and located in open countryside without any justification for the location or demonstration of need. It is considered that the proposal is therefore contrary to Policy NE1 of the Eden Local Plan (Saved Policies) and Policies CS12, CS14 and CS15 of the adopted Eden Core Strategy and paragraph 28 of the National Planning Policy Framework.

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: 20 January 2016

Signed:

A handwritten signature in black ink, appearing to read "G Clark".

(Authorised Officer)
G Clark BSc (Hons), DipTP, MRTPI

Attention is drawn to the attached notes.

www.eden.gov.uk

G Clark BSc (Hons), DipTP, MRTPI, ACMI
Head of Planning Services

