DEVELOPMENT CONTROL COMMITTEE – WEDNESDAY 4 FEBRUARY 2009

DECISIONS ON PLANNING APPLICATIONS

SOUTH LAKES

7/2008/5605

LAND TO NORTH OF B5286, HAWKSHEAD HALL FARM, HAWKSHEAD, AMBLESIDE, LA22 0NN

RE-SITING OF 5 STATIC CARAVANS AND ASSOCIATED ENGINEERING WORKS (RESUBMISSION)

Mr W Barr declared a personal and prejudicial interest in this application, as his daughter is the applicant, he left the meeting room taking no part in the discussion or decision

DEFERRED for a site inspection

7/2008/5643

BOATING CENTRE TO YEWDALE BECK TO B5285, CONISTON, CUMBRIA

1) REPLACEMENT OF EXISTING FOOTBRIDGE OVER YEWDALE BECK WITH ANOTHER, WIDER BRIDGE FOR BRIDLEWAY USERS AND PEOPLE WITH LIMITED MOBILITY; 2) REALIGNMENT AND SURFACING OF ROUTE FROM BRIDGE TO PIER COTTAGE ACCESS ROAD TO ENABLE DEDICATION OF ROUTE AS A PUBLIC BRIDLEWAY

APPROVED with condition

1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

7/2008/5661

WILSON PLACE FARM, LITTLE LANGDALE, AMBLESIDE, LA22 9NY

FARM DIVERSIFICATION HOLIDAY LET IN ASSOCIATION WITH FARM

Mrs V J C Rees declared a personal interest in this application as she is a member of Lakes Parish Council, but took no part in the planning discussion at the parish council meeting.

APPROVED with conditions

1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

2 The windows hereby permitted shall be of timber construction and left natural or stained in a colour to be agreed in writing with the Local
Planning Authority prior to first occupation of the development hereby approved.

REASON: To safeguard the character and appearance of the building.

3 The roof of the building hereby permitted shall be covered in matching local blue grey slates (that is slates which have been mined or quarried in Cumbria and are similar to each other in colour and texture), and shall be laid in diminishing courses from eaves to ridge.

REASON: To ensure a satisfactory standard of appearance of the development by the use of traditional materials in accordance with Policy BE1 of the Lake District National Park Local Plan.

4 The mitigation measures indicated in section F2 of the Bat Survey undertaken by Marshall Ecology dated October 2008, and in Appendix 2 detail 4A, detail 1A and detail 5 of that report shall be implemented in full accordance with those details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the building remains as a potential roost location for the bats occasionally using the building in accordance with Policy E34 of the Cumbria and Lake District Joint Structure Plan 2001-2016.

5 The dwelling hereby permitted shall only be used as short term holiday let in association with the working farm known as Wilson Place Farm as identified by the blue line on the attached plan and shall not be occupied by an individual, family or group for a period exceeding 8 weeks in any 3 month period unless otherwise agreed in writing by the Local Planning Authority. The dwelling hereby approved shall at no time be operated or managed separately from Wilson Place Farm. In the event that the accommodation is sold separately from the Farm as identified above, or the farming operation ceases to trade as such then the accommodation shall not be occupied pursuant to this planning permission.

REASON: Planning permission has been granted for a dwelling which would not contribute to meeting an identified local housing need as an exception to Policy H20 of the Cumbria and Lake District Joint Structure Plan 2001-2016 on the grounds that the proposal is a farm diversification scheme designed to sustain the farm business.

6 The parking space to the side of the building shall be formed, surfaced and made available for use prior to the commencement of the use of the building hereby approved and thereafter maintained for that sole purpose.

REASON: To ensure the public right of way is kept free of obstruction.

7 The southern boundary to the patio area hereby approved shall be enclosed by a stone wall no less than 1m high in materials to match the existing stone walls adjacent to the site.

REASON: To ensure a satisfactory standard of appearance of the development.