Allerdale

7/2009/2013

Bridge End House, Caldbeck, Wigton, CA7 8EW

Subdivision of Bridge End House to its original form as two dwellings - Bridge End House and Bridge End Cottage

Refused for the following reasons:

1. Policy H20 of the Cumbria and Lake District Joint Structure Plan 2001-2016 (extended by North West of England Plan Regional Spatial Strategy to 2021) states that within the Lake District National Park housing development will only be permitted where the development is of a scale and type which is designed to contribute to the identified housing needs of the locality. The policy specifically states that housing development includes new dwellings resulting from subdivision of dwellings.

   The Supplementary Planning Document on Demonstrating Housing Need states that to be in housing need a household must be inappropriately housed, unable to afford to rent and/or buy on the open market and have a need to live in the locality.

   Policy H20 requires that housing development be appropriately controlled to ensure that it is occupied only by those in housing need.

   The proposed subdivision of the existing dwelling represents unfettered open market housing development in the National Park and fails to provide housing of a scale and type which is designed to contribute to the identified housing needs of the locality. Without any material considerations weighty enough to indicate otherwise the proposal would be contrary to Policy H20 of the Cumbria and Lake District Joint Structure Plan 2001-2016.
Mr H Branney declared a personal and prejudicial interest in this application as he is the applicant, left the meeting room taking no part in the discussion or decision.

CROASDALE FARM, ENNERDALE, CLEATOR, CA23 3AT

BUILD OPEN STORAGE AREA AND REBUILD STORE ATTACHED TO OUTBUILDING

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. Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall be carried out in the following manner:-

   (i) In accordance with a method statement that shall be submitted to and approved in writing by the Local Planning Authority before work commences. The method statement shall include details of any re-pointing, the junction between the new roof and the existing wall and any timber treatment and the dimensions of the wall top gap.

   (ii) The three wall vents shall not be closed or infilled.

   (iii) The building work shall only be carried out between 15 November in one year and 15 April in the following year.

   REASON: To protect bats and maintain their habitat in accordance with Policies DP7 and EM1(B) of the North West of England Plan Regional Spatial Strategy to 2021.
SOUTH LAKES

7/2008/5525

Public Participation – the following person(s) attended the meeting to present an objection and the applicant/agent responded

Objector: Mr J N Hindle – did not attend
Agent: Mr J B Birch

the content of the submission is on the planning file.

CLAIFE HOLME, OLD HALL ROAD, TROUTBECK BRIDGE, WINDERMERE, LA23 1JA

EXTEND EXISTING DWELLING AND BUILD NEW GARAGE WITH FAMILY ROOM OVER. ADJUSTMENTS TO PRIVATE ACCESS

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. Before the development is occupied the existing access to the road shall be permanently closed and the crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

   REASON: In the interests of road safety and for the avoidance of doubt.

3. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed in writing by the Local Planning Authority.

   REASON: To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety.

4. The materials to be used in carrying out the development hereby permitted shall match in colour, form and texture, and shall otherwise harmonise with the existing building at the date of the application.

   REASON: To ensure a satisfactory standard of appearance of the development in keeping with the existing building.

5. The mitigation measures indicated in section E of the Bat Survey undertaken by Sally Phillips, reference 110872, submitted with the application, 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.

7/2008/5533

Mrs V J C Rees declared a personal interest in this application as she is a Member of Lakes Parish Council, but takes no part in planning discussions.

MICHAELS CROFT, GRASMERE, AMBLESIDE, LA22 9RL

EXTENSION OF EXISTING HOUSE, INCLUDING EXTERNAL ALTERATIONS TO PROVIDE MORE LIVING ACCOMMODATION FOR CURRENT OCCUPIERS. EXTENSION INCLUDES DETACHED SINGLE STOREY ANNEX/GAMES ROOM. EXISTING GARAGE TO BE DEMOLISHED AND A NEW DOUBLE GARAGE INCORPORATED WITHIN FOOTPRINT OF MAIN HOUSE

DEFERRED for a Site Inspection

7/2008/5605

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

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

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

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 Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be carried out otherwise than in complete conformity with the amended plan received by the Local Planning Authority on 19 December 2008.

REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development and suitable highway access.
3 Prior to the installation of any external lighting at the site whether on the caravan lodges themselves or free standing details of such lighting shall be submitted to and have received the written approval of the Local Planning Authority and thereafter implemented in full accordance with those approved details.

REASON: In the interests of the visual amenities of the area.

4 Before the caravans hereby permitted are placed on the land they shall be painted or factory finished in one or more colours in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the caravans shall be retained in the approved colours unless the Local Planning Authority agrees, in writing, to any variation and any decking or steps shall also be subject to the above requirement.

REASON: To minimize the visual impact of the caravans in the landscape.

5 In the event of failure of any hedge, trees or shrubs planted within the site including the new planting belt to the road frontage and southern boundaries of the site, as indicated on the amended drawing subject of condition 2 of this permission, to survive five years from the date of completion of the development, such trees or shrubs shall be replaced by the developer with such live specimens of similar species and size unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of the visual amenities of the area.

6 The section of hedge to be removed at the entrance to the site in accordance with the amended plan subject of condition 2 of this permission, shall be removed prior to the bringing onto site any of the caravans hereby permitted. The realignment and replacement of the removed section of hedge shall take place in accordance with the approved plans in the first planting season following the siting of the caravan lodges at the site.

REASON: To ensure adequate visibility during installation of the caravans and for the users of the site in the interests of highway safety.

7 The caravans hereby permitted shall be operated as an element of the agricultural business (known as Hawkshead Hall Farm) comprising the land edged blue on the location plan, drawing 468.LP, submitted as part of the application, unless otherwise agreed in writing by the Local Planning Authority.

REASON: The development is approved as a form of farm diversification in compliance with Policy A3 of the Lake District National Park Local Plan.
8 In the event that any of the caravan pitches hereby permitted are sold or otherwise disposed of separately from the land edged blue on the location, drawing 468.LP, or from an agricultural business operating from the land edged blue on that plan, or that business ceases to trade as such then the caravans sited thereon shall be removed from site within three months of such sale, disposal or cessation and no replacement caravan shall be brought onto the site pursuant to this planning permission unless otherwise agreed in writing by the Local Planning Authority.

REASON: The development is only approved for short term holiday letting as a form of farm diversification in accordance with Policy A3 of the Lake District National Park Local Plan.

9 Details of the extent of excavation and piling of soil to enable the caravans to be sited on the land and to lay services to the caravans shall be submitted to and agreed in writing by the Local Planning Authority, before the caravans are first brought to site. The development shall be carried out in accordance with the detail so agreed.

REASON: In the interests of the visual amenities of the area.

10 Unless otherwise agreed in writing by the Local Planning Authority this permission shall only permit the siting of the five caravans indicated on the approved plan as amended by Condition 2 of this permission and in those exact locations.

REASON: For the avoidance of doubt and to ensure that the rest of the field shall not at any time be used for the siting of caravans and to safeguard the amenities of the area.

11 This permission shall not authorise the occupation of any caravan on the site except for the purposes of holiday use and no individual, family or group of persons shall occupy any caravan for a period exceeding eight weeks in any period of three months.

REASON: To ensure that the caravans are used for holiday purposes only in accordance with Policy T9 of the Lake District National Park Local Plan.

12 The first 4.5 metres of the access drive, measured from the carriageway edge, shall be hard surfaced with bound material before the access is brought into use in connection with the development hereby permitted and provision shall be made to prevent surface water from discharging onto the highway and shall be maintained operational thereafter.

REASON: To prevent the spread of loose material and water on to the county road in the interests of highway safety.

13 No access gates shall be hung other than:-
(i) so as to open inwards only away from the highway;
(ii) in a position recessed no less than 4.5 metres as measured from the carriageway edge of the adjacent highway; and
(iii) incorporating splays to each side as indicated on drawing received 19 December 2008.

REASON: In the interests of highway safety.

7/2008/5653

Professor J Rowan-Robinson declared a personal interest in this application as the Agent was a former colleague and friend.

Mr P Phizacklea OBE declared a personal interest in this application as the Agent was a former colleague and friend.

Public Participation – the following person(s) attended the meeting to present an objection and the applicant/agent responded

Objector: Mr R Dickson – did not attend
Agent: Mr B Barden

the content of the submission is on the planning file.

LAND ADJACENT TO BATEMAN MINI, KENDAL ROAD, LINDALE, GRANGE-OVER-SANDS, LA11 6QR

TWO STOREY BUILDING WITH SHOWROOM, OFFICES, WORKSHOPS AND ANCILLARY SPACES, AND SINGLE STOREY BUILDING FOR VEHICLE STORAGE AND PREPARATION; EXTERNAL HARD LANDSCAPE WORKS CONSISTING OF STAFF AND VISITOR CAR PARKING, OPERATIONAL PARKING, ACCESS & DELIVERY SPACES & DISPLAY PARKING; EXTERNAL COMPounds AND SMALL SCALE CANOPY ROOFS FOR VEHICLE WASH AREAS, REFUSE, CYCLES AND OIL STORAGE; EXTERNAL SOFT LANDSCAPING CONSISTING NEW MOUNDINGS, TREE & SHRUB PLANTING AND RAINWATER BUFFER SWALE

REFUSED for the following reasons:

1 The proposal would involve a major built development on a greenfield site in the open countryside of the National Park and as such would be contrary to Lake District National Park Local Plan Policies NE1 (Development in the Open Countryside) and NE2 (Development of larger settlements). The car showroom is not a use which requires a rural location and fails to meet the exceptional tests for development in the open countryside required by Policy RDF2 of the North West of England Plan Regional Spatial Strategy to 2021, and there is insufficient justification to permit this major development as an exception to those development plan policies.
2 The proposed access and visibility splay would result in an unacceptable change to the character and appearance of the locality by reason of the loss of hedgerows and introduction of a wide verge which would appear incongruous in this rural landscape.

7/2008/5666

GLENDENE, CROOK ROAD, KENDAL, LA8 8LY

DEMOLITION OF A BUNGALOW TO PROVIDE NEW DWELLING
(RESUBMISSION)

DEFERRED for a Site Inspection