DEVELOPMENT CONTROL COMMITTEE – WEDNESDAY 6 MAY 2009

DECISIONS ON PLANNING APPLICATIONS

ALLERDALE

7/2008/2023

KESWICK YOUTH CENTRE, THE OLD MILL, MAIN STREET, KESWICK, CA12 5NJ

DEMOLITION OF KESWICK YOUTH CENTRE TO FACILITATE AFFORDABLE HOUSING AND NEW YOUTH CENTRE

DELEGATE to the Head of Development Management to APPROVE

7/2008/2129

KESWICK YOUTH CENTRE, THE OLD MILL, MAIN STREET, KESWICK, CA12 5NJ

PROPOSED NEW AFFORDABLE HOUSING AND NEW YOUTH CENTRE

DELEGATE to the Head of Development Management to APPROVE subject to a Section 106 Agreement securing the houses in perpetuity for occupancy by local people and appropriate conditions

7/2008/2291

SEEFIELD, LONSTIES, KESWICK, CA12 4TD

PROPOSED EXTENSION AND ALTERATIONS TO EXISTING DWELLING

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.

7/2009/2003

37, BRIAR RIGG, KESWICK, CA12 4NN

FIRST FLOOR EXTENSION OVER EXISTING FLAT ROOF

APPROVED with conditions:

1. The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.
Decisions on Planning Applications – Wednesday 6 May 2009

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

7/2009/2010

BARN/STORE, PROSPECT HOUSE, ISEL, COCKERMOUTH, CUMBRIA, CA13 9SP

CHANGE OF USE OF AGRICULTURAL BARN STORE TO HOLIDAY LETTING ACCOMMODATION

REFUSED for the following reasons:

1 This field barn stands alone in open countryside isolated from other buildings and is characterised by its simple functional form, traditional stone and slate materials of construction and uncluttered pastoral setting, resulting in a building that has a visually harmonious relationship with its landscape surroundings. The proposed use and the activity and alterations associated with it would be incongruous and disruptive to the character and appearance of the building and its landscape setting, failing to respect the distinctive quality of this place. The development would be contrary to Policies NE1, A3 and C7 of the Lake District National Park Local Plan and Policy DP7 of the North West of England Plan Regional Spatial Strategy which seek to safeguard the landscape quality of the Lake District National Park.

2 Given that the proposal fails to satisfy Local Plan Policy A3 this is not an appropriate exception to Policy H20 of the Cumbria and Lake District Joint Structure Plan that requires all housing development to contribute to the identified housing needs of the locality.

3 In the absence of satisfying information a precautionary approach requires refusal of this application on the basis of potential harm to the nature conservation interests of the River Derwent and Bassenthwaite Lake Special Area of Conservation by reason of drainage, working methods and oil storage and also to the habitat of bats.

7/2009/2080

CHINESE BRIDGE, BORROWDALE, KESWICK, CUMBRIA

REPLACEMENT OF EXISTING BRIDGE

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
2 All works involved in the construction of the bridge hereby permitted shall be carried out in strict accordance with the Method Statement (environmental) which accompanied the submission of the planning application unless otherwise first agreed in writing by the Local Planning Authority.

REASON: To protect nature conservation interests in accordance with Policies DP7 and EM1 of the North West of England Regional Spatial Strategy.

3 Unless otherwise first agreed in writing by the Local Planning Authority the railings of the bridge shall be black coloured.

REASON: To ensure a satisfactory appearance in accordance with Policy DP7 of the North West of England Regional Spatial Strategy.
EDEN

7/2008/3090

HILLCROFT CARAVAN PARK, POOLEY BRIDGE, PENRITH, CA10 2LT

SITING OF 8 CAMPING PODS WITH ASSOCIATED CAR PARKING SPACES

REFUSED for the following reasons:

1. The proposed camping pods would be visually prominent to the detriment of the appearance of the local landscape. Because the camping pods fall within the statutory definition of a caravan the proposed development fails to satisfy Policy T9 of the Lake District National Park Local Plan because they would not be sited within the approved boundaries of a well screened static caravan site and would cause visual harm.
COPeland

7/2008/4095

Land Adjacent Camp Site, Wasdale Head, Seascale, CA20 1EX

Removal of present temporary bridge and raised road, and replacement with a 54m long by 5m wide curved concrete causeway type bridge with oak clad abutments and steel railings. To re-facilitate a natural laterally moving river approximately 3 braided river channels will be seeded/excavated through the existing landform to create a natural delta into wastewater. Landscaping of all surplus excavated material on adjacent campsites to assist flood protection

Refused for the following reasons:

1. The aesthetics of this concrete and steel structure would be visually jarring in this natural landscape setting and the flat concrete form of the design and the railings would be alien in appearance to the magnificent surroundings. It would not conserve the natural beauty of the National Park. For these reasons the proposed development would be contrary to Policy E37 of the Cumbria and Lake District Joint Structure Plan 2001-2016 and Policy DP7 of the North West of England Plan Regional Spatial Strategy to 2021 which require that development should be compatible with the distinctive characteristics and features of the landscape.
SOUTH LAKES

7/2008/5572

THE RIVERSIDE COTTAGE, HALFWAY HOUSE ESTATE, CLAPPERSGATE, AMBLESIDE, CUMBRIA, LA22 9NQ

SINGLE STOREY EXTENSION AND INTERNAL ALTERATIONS TO PROVIDE ENLARGED KITCHEN, ADDITIONAL BEDROOM AND SWIMMING POOL. SOLAR PANELS TO ROOF

DEFERRED for Site Inspection

7/2009/5108

KILNSTONES, LONGSLEDDALE, KENDAL, LA8 9BB

MICRO HYDRO-ELECTRIC SCHEME, COMPRISING SMALL CONCRETE INTAKE POINT ON MOUNTAIN STREAM, PARTIALLY BURIED PIPELINE AND SMALL BUILDING (POWERHOUSE) HOUSING THE GENERATING EQUIPMENT AND CONTROL PANEL

DELEGATED to the Head of Development Management to DETERMINE

7/2009/5111

APHRODITES, LONGTAIL HILL, BOWNESS-ON-WINDERMERE, WINDERMERE, LA23 3JD

SINGLE STOREY, HIPPED ROOF, GLAZED CONSERVATORY ENCLOSURE TO EXISTING SWIMMING POOL, INCLUDING CHANGING ROOMS AND ANCILLARY ACCOMMODATION, WITH ACCESS LINK FROM EXISTING LOUNGE AREA

DEFERRED for Site Inspection