DEVELOPMENT CONTROL COMMITTEE – WEDNESDAY 1 APRIL 2009-04-16

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

DEFERRED for site inspection

7/2008/2129

Ms J H Cooke declared a personal interest in this application as she has employed Day Cummins Architects and is known to Mr S Woodall

Public Participation – the following persons attended the meeting to present an objection and the applicant/agent responded

Objectors: Environment Agency - Mr I Walker
- Mr I Lawton

Agent: Mr S Woodall
Consultant: Mr D Bond

the content of the submission is on the planning file.

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

PROPOSED NEW AFFORDABLE HOUSING AND NEW YOUTH CENTRE

DEFERRED for site inspection

7/2009/2016

GREEN GABLES, ROGERFIELD, KESWICK, CA12 4BN

PROPOSED DETACHED GARAGE

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 first agreed in writing by the Local Planning Authority the garage doors shall be constructed from vertical timber boarding and prior to the use of the building commencing the doors shall be painted or stained in a colour which has first been agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to ensure a high standard of design in accordance with Policy DP7 of the North West of England Plan Regional Spatial Strategy.

3 The roof of the building hereby permitted shall be covered in local green slates (that is slates which have been mined or quarried in the Lake District National Park). Such slates shall be riven not sawn, 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.
Ms J H Cooke declared a personal interest in this application as she is in correspondence with Barton Parish Council and that the emails have been forwarded to the Authority.

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

SITING OF 8 CAMPING PODS WITH ASSOCIATED CAR PARKING SPACES

DEFERRED for site inspection
SOUTH LAKES

7/2008/5533

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

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

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 plans (No: CR-PL-01 rev D, 01.5 rev C, 02 rev C, 03 rev C, 04 rev C & 05 rev C) received by the Local Planning Authority on 11 March 2009.

   REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development.

3. A sample panel of stonework to be used on the building shall be constructed for inspection and approval by an Officer of the Local Planning Authority prior to the application of the stone to the building. The external walls of the building shall thereafter be constructed in such a manner as to harmonise with the approved panel.

   REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development.

4. 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.

5 The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5 metres as measured from the carriageway edge of the adjacent highway.

REASON: To prevent the spread of loose material onto the county road in the interests of highway safety.

6 Before the extensions are occupied the existing access to the highway shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved by the Local Planning Authority.

REASON: To minimise highway danger and the avoidance of doubt.

7 No access gates shall be hung other than to open inwards only away from the highway.

REASON: In the interests of highway safety.

8 Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto the highway shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented prior to the development being completed and shall be maintained operational thereafter.

REASON: In the interests of highway safety and to minimise potential hazards.

7/2008/5666

GLENDENE, CROOK ROAD, KENDAL, LA8 8LY

DEMOLITION OF A BUNGALOW TO PROVIDE NEW DWELLING (RESUBMISSION)

REFUSED for the following reasons:

The proposed dwelling would be an unduly prominent built feature in this largely undeveloped open countryside location. It would appear particularly large and at odds with its setting when viewed from the B5284 road to the west. The visual impact of the development would be exacerbated by the height of the proposed dwelling and the expanse of walls compared to the existing modest single storey building. For these reasons the development fails to respect the character of the area in which it is proposed and is therefore contrary to Policy NE1(d) of the Lake District National Park Local Plan.
7/2008/5674

VERGE ADJACENT TO ST. ANNES SCHOOL, BROWHEAD, PATTERDALE ROAD, WINDERMERE, LA23 1NW

ERECION OF 1 NO. 12M TELEGRAPH POLE TYPE ANTENNA SUPPORT, WITH 1 NO. INTEGRAL ANTENNA, 1 NO. 0.3M LOW PROFILE TELECOMMUNICATIONS DISH, 1 NO. EQUIPMENT CABINET AND 1 NO. METER CABINET

REFUSED for the following reasons:

The proposed development, by reason of its appearance, would be a visually unacceptable built feature in this largely undeveloped open countryside location. Due to this visual impact the development fails to respect the character of the area in which it is proposed and is therefore contrary to Policy NE1(d) of the Lake District National Park Local Plan.

7/2009/5039

Mrs D A Hall declared a personal and prejudicial interest in this application, as she is a member of the working party of Coniston Parish Council which is looking for possible sites and had proposed this site, left the meeting room taking no part in the discussion or decision.

FIELD ADJACENT OLD HAWKSHEAD ROAD, CONISTON, CUMBRIA

PROPOSED NEW HOUSING SCHEME

DELEGATED to Head of Development Management to APPROVE subject to a Section 106 Agreement for the dwellings to remain affordable to local people in housing need in perpetuity:

DRAFT 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 submitted plans as amended by the plan (Nos: 15, 02 rev p ) received by the Local Planning Authority on 13 March 2009.

   REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development.
3 Not later than 12 months from the occupation of any of the buildings or
the substantial completion of the first phase of the development as
noted on the submitted drawings, whichever is the sooner, landscaping
of the site shall be undertaken in accordance with the details of a
scheme which shall first have been submitted to and approved in writing
by the Local Planning Authority. The said scheme shall include hard and
soft landscaping proposals, surfacing materials, any boundary features,
a specification for the completion of the Hawthorn hedge on the western
boundary of the site and any existing trees and hedgerows which are to
be retained.

Any trees or plants which, within a period of five years thereafter, die,
are removed or become seriously damaged or diseased shall be
replaced in the next planting season with others of similar sizes and
species unless the Local Planning Authority gives written consent to any
variation, and this shall also apply to the boundary hedges to the site.

REASON: To safeguard the visual amenities of the area.

4 A method statement indicating the method to be used to relocate that
part of the boundary hedge required to be moved to improve sight lines
for the new access into the site, and including the means of protecting
the hedge during construction works, and a maintenance regime for it,
shall be submitted to and have received the written approval of the Local
Planning Authority before any such works are undertaken and thereafter
all works shall be carried out in accordance with those approved details.
The hedge shall only be moved during the dormant season of October
to March and this shall be undertaken the first available planting season
following commencement of development.

Any trees or plants which, within a period of five years thereafter, die,
are removed or become seriously damaged or diseased shall be
replaced in the next planting season with others of similar sizes and
species unless the Local Planning Authority gives written consent to any
variation.

REASON: To ensure the retention of the boundary hedge in the
interests of the visual amenities of the area.

5 Notwithstanding the provisions of the Town and Country Planning
(General Permitted Development) Order 1995 (or any order revoking
and re-enacting that Order with or without modification), no material
external alterations or extensions shall be carried out to the
dwellinghouses, nor shall any building be constructed within the
curtilage of the dwellinghouses, without application to, and the grant of
permission by, the Local Planning Authority.

REASON: The Local Planning Authority considers that such
development should be subject to formal control to safeguard the
amenities of the area.
6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected or materially altered on the land to which this permission relates without application to, and the grant of permission by, the Local Planning Authority.

REASON: The Local Planning Authority considers that such development should be subject to formal control to safeguard the amenities of the area.

7 The roof of the building hereby permitted shall be covered in local green slates (that is slates which have been mined or quarried in the National Park). Such slates shall be riven not sawn, 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.

8 Where the approved drawings specify a render finish to the external walls of the buildings hereby granted permission this shall be completed with a finish of roughcast in which the final coat contains a preparation of fairly coarse aggregate thrown on as a wet mix and left rough and a sample panel shall be submitted indicating the finish and colour of the render

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.

9 Before the specific works itemised below which are hereby permitted are commenced there shall be submitted to and approved in writing by the Local Planning Authority details/samples of the following matters:

(i) surface water drainage details to ensure no discharge to the public highway or excessive runoff
(ii) external appearance of the sheds
(iii) details of any external lighting.

Thereafter the works shall be carried out in accordance with the approved details.

REASON: To safeguard the character and appearance of this listed building in accordance with Policy BE13 of the Lake District National Park Local Plan.

10 Precautions including, if necessary, the provision of wheel cleaning facilities, shall be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction work.
REASON: In the interests of road safety.

11 Before any of the dwellings hereby approved are occupied, visibility splays as indicated on the approved drawings shall be provided at the junction of the access road with the county highway, and all turning areas and surfacing of the access road shall be undertaken and provided. Parking areas required for each dwelling shall be completed prior to the occupation of that dwelling and thereafter all parking spaces shall be retained for that purpose.

REASON: In the interests of highway safety and amenity of occupiers of the dwellings.

12 Foul drainage and surface water drainage shall be via separate systems with only the foul drainage connected into the foul sewer unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of ensuring a satisfactory drainage of the site. If surface water is allowed to be discharged to the public sewerage systems then some system of attenuation of the flow discharge will be required, details of which will require the prior approval of any such system.