DEVELOPMENT CONTROL COMMITTEE – WEDNESDAY 3 JUNE 2009

DECISIONS ON PLANNING APPLICATIONS

ALLERDALE

7/2008/2280

17, CHURCH STREET, KESWICK, CA12 4DT

PROPOSED SIDE EXTENSION TO PROVIDE DISABLED ACCESS AND OFF-STREET PARKING

DEFERRED for Site Inspection

7/2008/2281

17A, CHURCH STREET, KESWICK, CUMBRIA, CA12 4DT

PROPOSED RENOVATION OF HOUSE, INCLUDING ATTIC CONVERSION/HEIGHTENING OF ROOF

DEFERRED for Site Inspection
EDEN

7/2008/3103

Ms J H Cooke declared a personal interest in this application as she had previously spoken to Members of Dacre and Barton Parish Council's.

RIVER SIDE, POOLEY BRIDGE, PENRITH, CA11 0LL

PROPOSED BOATHOUSE WITHIN DOMESTIC CURTILAGE INCLUDING REVISED ACCESS

DEFERRED for Site Inspection

7/2009/3023

Ms J H Cooke declared a personal interest in this application as she had previously spoken to Members of Dacre and Barton Parish Council's.

THE INN ON THE LAKE, GLENRIDDING, PENRITH, CA11 0PE

ERECTION OF TEMPORARY MARQUEE TO SIDE OF PUBLIC HOUSE

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

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

REFUSED for the following reasons:

1 The application site lies in the valley of the River Brathay, where there is an important landscape change between the more wooded steeper valley sides and the open flat broad river valley floor, separated by the A593. The sparsely developed valley floor is widely open to public views, of great scenic value, and is a landscape highly sensitive to change by built development. The land between the road and the River Brathay is largely undeveloped except for the small cluster of buildings forming the Halfway House estate.

Riverside Cottage is one element of this cluster but is very much a subsidiary feature being somewhat detached from the buildings lining the road, and lower in height. This apparent subservience betrays its origins as a gardener's cottage.

The proposed development is a very large extension (more than doubling the floorspace) of a relatively small building which currently relates well both to the built group and the landscape. It would introduce a strong linear form with significant glazing, alien to the traditional vernacular architecture of the area. Riverside Cottage would become dominant in relation to the built group, would result in an apparent extension of that group, and harm the character and appearance of the landscape disrupting the balance between built forms and natural surroundings, particularly when viewed from the river or across the river from Bog Lane. Its impact would be exacerbated by light spill from the large expanses of glazing. The swimming pool element would project significantly towards the River Brathay intruding into an area of the river corridor which is characterised by the absence of built development.

Consequently, the proposal does not respect the character of the area in which it is proposed and would cause demonstrable harm to the landscape, and is therefore contrary to Lake District National Park Policy NE1 (Development in the Open Countryside) and Policy NE18 (Protection of River Corridors).
Decisions on Planning Applications – Wednesday 3 June 2009

7/2009/5062

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

Public Participation – the following person attended the meeting to speak

Agent: Mr R Hughes – Adhoc Associates

the content of the submission is on the planning file.

MILL COTTAGE COUNTRY RESTAURANT & GUEST HOUSE, RYDAL ROAD, AMBLESIDE, LA22 9AN

REDEVELOPMENT OF MILL COTTAGE CONSISTING OF PART DEMOLITION, ALTERATIONS AND EXTENSIONS TO MILL COTTAGE AND TO ENABLE THE USE OF THE GROUND FLOOR AS RETAIL WITH TWO FLATS ABOVE. ALTERATIONS AND EXTENSION AND CHANGE OF USE OF COTTAGE TO STUDIO GALLERY, REPLACEMENT OF FOOTBRIDGE AND FORMATION OF NEW PEDESTRIAN ACCESS THROUGH MILL YARD FROM RYDAL ROAD CAR PARK AND LANDSCAPING OF THE SITE

DELEGATED to the Head of DEVELOPMENT MANAGEMENT to APPROVE subject to appropriate conditions.

7/2009/5063

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

MILL COTTAGE COUNTRY RESTAURANT & GUEST HOUSE, RYDAL ROAD, AMBLESIDE, LA22 9AN

DEVELOPMENT OF MILL COTTAGE CONSISTING OF PART DEMOLITION, ALTERATIONS AND EXTENSIONS TO MILL COTTAGE. ALTERATIONS AND EXTENSION TO NEW STUDIO GALLERY AND REPLACEMENT OF FOOTBRIDGE AND FORMATION OF NEW PEDESTRIAN ACCESS THROUGH MILL YARD FROM RYDAL ROAD CAR PARK AND LANDSCAPING OF THE SITE

DELEGATED to the Head of DEVELOPMENT MANAGEMENT to APPROVE subject to appropriate conditions and to the response from the Secretary of State.
Decisions on Planning Applications – Wednesday 3 June 2009

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

APPROVED subject to 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 All lighting installations associated with the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The details shall include the number and type of units and level of lighting.

REASON: For the avoidance of doubt and to safeguard the amenities of the area.

3 Prior to the use of the development hereby permitted commencing a landscape management plan, including long term design objectives and maintenance schedules for the existing landscape areas to the north and west of the development shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

REASON: To ensure a satisfactory standard of appearance of the development and to safeguard the visual amenities of the area.

7/2009/5150

HEIGHTS, INGS, KENDAL, LA8 9PX

CONVERSION OF BARN TO FORM THREE TWO-BEDROOMED UNITS OF HOLIDAY LETTING ACCOMMODATION, REVISED DESIGN TO PERMITTED OUTBUILDINGS (PLANNING REF 7/2008/5541) TO FORM SIX STABLES AS AN EQUESTRIAN FARM DIVERSIFICATION SCHEME

DELEGATED to the Head of Development Management to APPROVE subject to appropriate conditions and if appropriate a Section 106 Agreement in respect of maintenance of Rights of Way, control of the use and occupancy.
Decisions on Planning Applications – Wednesday 3 June 2009

7/2009/5165

BOWLING GREEN BRIDGE, STAVELEY, CUMBRIA

REPLACEMENT FOOTBRIDGE

DELEGATED to the Head of Development Management to APPROVE subject to appropriate conditions