

Eden Locality Planning Committee 7.6.23.

Report by Michael Hanley

Chair: Graham Simpkins

1. Erection of Building at Newbiggin. Objection: Parish Council.

Mark Lynch (ML, Planning Officer): The application was previously refused because the floor space was greater than 150 square metres. It is now reduced to less than 150 square metres. The parish council's (PC) concern is that there is limited outdoor space. The Planning Department is reluctant to use this as a reason for refusal. The application is recommended for approval. Two apple trees are to be planted to offset nutrient neutrality.

Vote: Unanimous in favour.

2. House on Beacon Edge, Penrith

Reason: Called in by Councillor Rudhall.

ML: This site is just beyond the boundary of Penrith, so it is in the countryside. Quite a substantial building could be built on the site.

Speaker (in favour): Stephen Atkinson (applicant): I want to build this house as my own home. If it was a housing development (estate), it would be turned down, but it is only one house. The Town Council believe it is an infill site. Can I suggest a site visit so that councillors can judge better.

Michael Hanley (MH, L): Asked whether a site visit would help.

ML: What extra would you get from a site visit? You have seen the photos.

Mike Eyles (ME, LD): Asked about infill.

ML: Infill is in accordance with local policy and usually applies to small communities. This would not constitute an infill.

Lorna Baker (LB, LD): Can you advise about the Future Growth Site?

ML: A Future Growth Site depends on whether the predicted house are built. We are not underachieving at the moment. There is no guarantee that this site will be included.

Mary Robinson (MR, I): Has this site come up as a housing development site?

ML: It seems to have been discounted.

C Atkinson( CA, C): I agree with Councillor Eyles. It is one house, back from the road. It would be a good addition as you drive along Beacon Edge. It wouldn't be out of place. I propose we grant this application.

Neil McCall (NM, LD): A lot of wild animals have been seen on this site.

ME: This has not been earmarked as a site for future growth.

Vote: For recommendation (refusal): 6, against (in support of application): 1.

3. Erection of agricultural building at Long Martin.

Reason: Objection from parish council.

Barn 15x30 metres to house 30 cattle.

PC objection: There is a hidden dip at the exit to the public road. As a result this might cause a highway incident.

Speaker against: The resident of a nearby house was represented by a town planner. There would be a significant landscape impact. Also there is a caravan site nearby. These types of buildings need to be close to the farm house, especially when they contain live animals. This

building will be in an isolated position. Why can't the building be situated at the farm house? It is arbitrarily sited.

Speaker in favour (Daniel Addis, applicant's planning agent): Previously the applicant was in a partnership which split a few years ago. The applicant doesn't have a house in the area. Another site was considered but wasn't suitable. This is the best site for the shed. Highways have no objection (road dip). We have retained as much of the roadside hedge as possible.

MH: Asked about nutrient neutrality. One of the objections talked about slurry production from 30 cattle but the judgement of the Planning Committee is that the building would not result in increased levels of phosphorous pollution. Surely 30 cattle would produce a significant amount of urine and faeces.

Mat Wilson (MW, Planning Officer): The cattle are already on the farm, there has been no increase in the number of cattle, so no increase in nutrients.

MR: I propose we accept officers' recommendations.

Vote: In favour: 6 (unanimous).

4. Open sided agricultural building at Edenhall.

Reason: Parish council objection.

Item withdrawn.

5. New Veterinary Practice building for Frame, Swift and Partners at Carleton Hill Road, Penrith.

Objection: Contrary to Eden Local Plan, result in loss of Future Growth Site.

Building: 2 storey, 37x25x9 metres.

MW: Described the proposed building.

Speaker in favour: Kate Bellwood (agent): This application ticks all the boxes except that the land is reserved for future housing. The site is only a small area. The landowner has said he would not release the land for housing. It will give the vets more space to do their jobs. The vets need to expand. A lot of their service is for domestic (small) animals so they will serve the nearby community (Penrith). It is planned to build a primary school next door. It will future proof the veterinary practice. It sits well with the local housing and school.

Speaker in favour: Vet: I have been in the practice for more than 20 years. We have 35 staff including 18 vets. We have advanced greatly with our treatment. We provide a high standard of veterinary care. Our current building is not suitable, we are not able to expand the building. We will have an EV charging station in our car park.

ME: I would like to move that we approve.

CA: I concur with ME's comments.

MR: I have to travel to Shropshire for specialist veterinary care, not available in Cumbria and welcome future development of service in this area, so I fully support this.

NM: There is an extraordinary number of support letters.

Vote: Unanimous in favour.