Notice of Decision

Eden District Council

To: Blueprint Architects - Mr P Taylor
Rivendell
Steppery Lane
Lesbury
Alnwick
Northumberland
NE66 3PU

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

Application No.: 11/0639
On Behalf Of: Mr K Liddell

In pursuance of their powers under the above Act and Order, Eden District Council, as local planning authority, hereby REFUSE full planning permission for the development described in your application and on the plans and drawings attached thereto, viz:

Application Type: Full Application
Proposal: Erection of 6 no. timber holiday chalets.
Location: LAND WEST OF CROSS KEYS INN TEBAY PENRITH

The reason(s) for this decision are:

1) The proposed development is in a highly prominent position within important open countryside that along with the adjacent fields to the east and south, form a clear and open green landscape corridor between the centre of the village to the North and the relatively well screened industrial estate to the South. It is considered that the site contributes significantly to the distinctive form and character of the settlement and that the proposal for 6 timber chalets with associated lighting and new landscaping would be a significant intrusion upon the open character and as such be contrary to Saved Eden Local Plan Policy NE1 and Eden Core Strategy Policies CS15, 16, 18 and 24.

2) The existing mains sewerage network is at risk of failing and the application fails to demonstrate the impact on the network through the absence of a flow and load impact assessment. This is contrary to the requirements of Eden Core Strategy Policy CS 1 - Sustainable Development Principles which requires developments to provide infrastructure to meet its own needs.

Date of Decision: 19 December 2011

Signed:

(Authorised Officer)

G Clark BSc (Hons), DipTP, MRTPI
Head of Planning Services

Attention is drawn to the attached notes.

Notice of Decision

District Council

To: Mr R Chappels
12 The Croft
Warcop
Appleby
CA16 6PH

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

Application No.: 11/0846
On Behalf Of: Mr R Chappels

In pursuance of their powers under the above Act and Order, Eden District Council, as local planning authority, hereby REFUSE full planning permission for the development described in your application and on the plans and drawings attached thereto, viz:

Application Type: Full Application
Proposal: Proposed erection of 1.5m high timber fence at the front of the property including vehicular and pedestrian access gates.
Location: 12 THE CROFT WARCOP APPLEBY CA16 6PH

The reason(s) for this decision are:

1) The proposed fence and gates by reason of their height and positioning, would be out of character and considered an alien feature in the immediate area which is characterised by a general open plan arrangement to the fronts of dwellings within the cul de sac, and would by reason of its height preclude a pedestrian visibility splay of 2.4m x 2.4m x 1.05m high having a detrimental effect on the safety of pedestrians and other road users, contrary to Policies CS18.

Date of Decision: 12 December 2011

Signed:

(Authorised Officer)

G Clark BSc (Hons), DipTP, MRTPI
Head of Planning Services

Attention is drawn to the attached notes.

Tree Preservation Order
Notice of Decision

Town Hall, Penrith, Cumbria CA11 7QF
Telephone: (01768) 817817
Facsimile: (01768) 212138
Internet: www.eden.gov.uk
Email: loc.plan@eden.gov.uk
Direct dial: (01768) 212159

To: Mr J Russell
6 Croft End
Bampton
Penrith
Cumbria
CA10 2RS

Application Ref: 11/0932

Town and Country Planning Act 1990
Town and Country Planning (Trees) Regulations 2010

Tree Preservation Order Application To Carry Out Works To Protected Trees

I refer to your application dated 12 October 2011 to carry out work to a tree(s) protected within the above Order at 12 Parklands Way Penrith:

Lime (T2) - 1. Reduce height to 14m and crown spread to 10m; 2. Thin crown by 30%.

DECISION: In pursuance of their powers under the above Act and Regulations, Eden District Council, as local planning authority, hereby REFUSE permission for the tree work proposal described in your application and on the plans and drawings attached thereto. The reasons for this decision are:

1.1.1. The extent of the crown reduction shown in the application is considered to be excessive, there is insufficient detail regarding the actual position of final pruning cuts or the maximum diameter of branches to be removed.

1.1.2. The 30% crown thinning combined with the crown reduction will remove over 50% of the existing leaf cover and this is considered to be excessive.

1.1.3. If approved the work is likely to be detrimental to the health and appearance of the tree and result in the need for repeat applications for pruning.

1.1.4. Overall the work is not considered to be in accordance with current good arboricultural practice nor meet the recommendations contained within the latest version of the industry standard BS3998: recommendations for tree work.

1.1.5. The removal of any dead branches can be carried out as an exemption under the Act therefore a tree work application is not required.

1.1.6. The Council recognizes that some work is necessary in the form a lesser crown reduction combined with a 20% crown thinning. The use of photographs to show clear details of final pruning cuts or a detailed description that is in accordance with good practice is recommended and further information will be issued to the applicant in this regard.

Ruth Atkinson BA PGCE DMS MBA

Director of Policy and Performance

Your Right of Appeal

2.1. If you disagree with the decision of the Council or the attachment of any conditions you can appeal to the Secretary of State for the Environment via the Planning Inspectorate. All appeals must be made in writing within 28 days from the date you receive the Councils decision. The Secretary of State has the discretion to allow a longer period.

2.2. Appeals are handled by the Planning Inspectorate (PINS). The1999 Regulations have been amended so that as from 1 October 2008 a fasttrack appeal procedure replaces the previous handling of appeals through the submission of written representations. In practice most cases will therefore be dealt with on the basis of the original application and its supporting information, the decision of the LPA and the reasons they gave when making that decision. The inspector may, however, ask for further information. Either party may if they wish have the appeal dealt with at a hearing or public local inquiry.

2.3. When giving notice of appeal to PINS, the appellant must at the same time send a copy of that notice to the Council that made the original decision.

2.4. Appeals should be sent in writing to:

The Planning Inspectorate
Environment Team
4/04 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Tel: 0117 372 8192
Fax: 0117 372 6241
e-mail: environment.appeals@pins.gsi.gov.uk
Web: www.planning-inspectorate.gov.uk/pins/appeals/tree_preservation/index.htm

Ruth Atkinson
Director of Policy and Performance

Date of Decision: 2 December 2011

Notice of Decision

Eden District Council

To: Holt Planning Consultancy Ltd
Maple House
Great Strickland
Penrith
Cumberland
CA10 3DJ

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

Application No.: 11/0935
On Behalf Of: Mr P Armstrong

In pursuance of their powers under the above Act and Order, Eden District Council, as local planning authority, hereby REFUSE full planning permission for the development described in your application and on the plans and drawings attached thereto, viz:

Application Type: Full Application
Proposal: Proposed erection of two storey detached farmhouse.
Location: MOORRIGGS FARM THRIMBY PENRITH CA10 3EA

The reason(s) for this decision are:

1) In the absence of any overriding justification, the scale of the dwelling proposed is not considered to be commensurate with the functional requirements of the enterprise. The proposal therefore conflicts with policies and guidance within Annex A of PPS7, and the aims and criteria concerns of Eden Local Plan Saved Policies NE1 "Development in the Countryside" and HS7 "Workers dwellings in the Countryside".

Date of Decision: 22 December 2011

Signed:

(Authorised Officer)

G Clark BSc (Hons), DipTP, MRTPI
Head of Planning Services

Attention is drawn to the attached notes.