

At a meeting of the Development Panel held in Wigton Market Hall on Tuesday 18 January 2022 at 1.00 pm

## **Members**

Councillor Tony Annison (Chair)  
Councillor Carole Armstrong  
Councillor Daniel Horsley  
Councillor Antony McGuckin  
Councillor Paul Scott

Councillor Janet Farebrother (Vice-Chair)  
Councillor Nicky Cockburn  
Councillor Elaine Lynch  
Councillor Ron Munby MBE  
Councillor Andrew Semple

Apologies for absence were received from Councillor Allan Daniels, Councillor George Kemp and Councillor Alan Tyson

## **Staff Present**

S Long, K Magnay, Y Martin and S Sewell

## **Also Present**

Peter Barnard, Cumbria County Council

## **328. Minutes**

Councillor Farebrother requested an amendment be made to the minutes for minute number 316, Councillor Farebrother voted against this application and should therefore read 7 voted in favour and 1 against.

Members approved the minutes of the meeting held on 14 December 2021 to include the amendment.

## **329. Declaration of Interests**

Councillor D Horsley declared an interest in Agenda item 5, OUT/2019/0017 as Seaton Ward Councillor and would be speaking on the application.

## **330. Questions**

None received.

## **331. OUT/2019/0017 - Land at Beech Grove, Seaton - Outline application for 8 dwellings**

### **Representations**

Aileen Brown and Amanda Wallace spoke in objection to the application.

A letter of objection was read out on behalf of Gill Brinicombe.

Ward Councillor Daniel Horsley spoke in objection to the application.

## Application

The Senior Planning Officer, Steve Long recommended approval.

The Senior Planning Officer outlined the application and detailed the main issues within the report as follows:

- Principle of development

The application site is considered to represent a sustainable location for further housing development within the village in compliance with the settlement objectives of Policy S3 of Allerdale Local Plan Part 1 (ALP Part 1) and the updated settlement limits of Policy SA2 of the Allerdale Local Plan Part 2 (ALPP2).

The site is well related to the surrounding built development. Members noted the representations received in respect of the application, the main grounds which were set out in the report.

- Highways

The intensification of the use of the existing vehicular access from the small Beech Grove estate onto Causeway Road is acceptable with no significant adverse impacts on highway safety. The details are acceptable to the Local Highway Authority.

- Drainage

This subject represented a key concern within the representations received, prompting the applicant to undertake a detailed flood risk assessment towards adopting an outline drainage strategy (including cumulative considerations with the recently approved nearby major housing development on the opposite side of Causeway Road). The submitted details are considered to be acceptable to the Lead Local Flood Authority.

- Ecology

Policy S35 seeks to protect and safeguard biodiversity. Assessments were undertaken to establish the ecological value of the site (including a reptile survey) It was concluded the proposal would not have a

significant impact on ecology and biodiversity gain can be achieved via planning condition.

Members asked questions of the officers and Peter Barnard from Cumbria County Council in relation to the drainage report.

Following member discussions, Councillor J Farebrother proposed to defer the application to enable further discussions with the applicant as to whether they would be agreeable to explore adding the reserved matters of layout to the outline submission and if so, provide a further supporting detailed Flood risk assessment to evaluate the flood risks associated with the development.

Councillor A McGuckin seconded the motion.

Councillor P Scott agreed with the motion and in addition a request was to be made to the Environment Agency to attend the future meeting to provide comments on the flood risks issues of the downstream culvert.

Members agreed and Councillor J Farebrother agreed to add it into the motion with Councillor A McGuckin seconding this.

The Motion for members to vote on is as follows:

Defer the application to enable further discussions with the applicant as to whether they would be agreeable to explore adding the reserved matters of layout to the outline submission and if so, provide a further supporting detailed Flood risk assessment to evaluate the flood risks associated with the development, and a request to be made to the Environment Agency to attend the future meeting to provide comments on the flood risks issues of the downstream culvert.

A vote was taken; 9 voted in favour of deferral

The motion in favour of deferral was carried.

### **Decision**

Deferred

### **Meeting adjourned 14:39pm - 14:44pm**

### **Councillor Munby left the meeting**

## **332. FUL/2021/0188 - Cherry Tree Stables, Mealrigg, Aspatria - Replacement dwelling**

### **Representations**

The Agent, Anthea Jones spoke in support of the application.

### **Application**

The Senior Planning Officer, Steve Long recommended approval subject to the conditions.

The Senior Planning Officer outlined the application and detailed the main issues within the report as follows:

- Principle of Development

The principle of a replacement dwelling in the open countryside is acceptable subject to meeting the criteria of Policy S31 of the Allerdale Local Plan (Part 1), see below.

- Siting, Scale and Design in relation to the character of the area

The siting of the proposal is constrained by electricity infrastructure crossing the site which hinders compliance with the policy requirement to be located on the footprint of the existing residential caravan. The siting of the proposal therefore constitutes a departure to the local plan.

Although a departure, due to the circumstances of the site, the grounds for the dwelling's relocation are considered to be reasonable. The revised siting of the dwelling would be more exposed than that of the existing caravan. However, the scale of the dwellinghouse has been reduced, and on balance, the revised proposal is considered appropriate for its rural setting.

- Drainage

The drainage details are considered satisfactory.

Following member discussions, Councillor D Horsley proposed to accept approval as per the Officers recommendations and conditions.

Councillor C Armstrong seconded.

A vote was taken; 9 voted in favour of approval.

The motion in favour of approval was carried.

### **Decision**

Approved

### **Conditions:**

#### **Time Limit:**

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

#### **In Accordance:**

- 2. The development hereby permitted shall be carried out solely in accordance with the following plans:**

**Amended drawing DWG01 Rev H proposed plans 1/11/21**

**Amended drawing DWG02 Rev D location and Block plans 1/11/21**

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

#### **Post-commencement/Pre use commencing conditions:**

- 3. The use shall not be commenced until the access and parking requirements have been constructed in accordance with the**

**approved plan. Any such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.**

Reason: To ensure that proper access and parking provision is made and retained for use in relation to the development.

- 4. Upon occupation of the dwellinghouse hereby approved the existing residential caravan shall be removed from the site and shall not be re-instated for residential use.**

Reason: The proposed dwelling has been deemed acceptable as a replacement dwelling for the existing caravan only, and the caravans removal is necessary to ensure that the proposal does not result in an increase in the number of non-essential residential units in the open countryside, contrary to Policy S3 of the Allerdale Local plan (Part 1) and Policy SA2 of the Allerdale Local Llan (Part 2)

- 5. No part of the dwellinghouse hereby approved shall be sited within an easement strip of 3 metres either side of the centre line of each existing overhead lines traversing across the site.**

Reason: In order to protect the existing electricity infrastructure services on the site.

- 6. Prior to the occupation of the development, a surface water drainage scheme based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.**

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

**The meeting closed at 3.10 pm**