

DEVELOPMENT CONTROL COMMITTEE

FRIDAY 17 JULY 2020 AT 10.00 AM

PRESENT: Councillor Tinnion (Chair), Birks, Christian, Collier, Glendinning, Meller, Morton (until 10:50am), Nedved, Rodgerson, Shepherd, Dr Tickner (from 10:10am - as substitute for Councillor Brown) and Whalen.

OFFICERS: Corporate Director of Governance and Regulatory Services
Corporate Director of Economic Development
Development Manager
Planning Officer x 2

DC.054/20 APOLOGIES FOR ABSENCE

An apology for absence was submitted on behalf of Councillor Brown.

DC.055/20 DECLARATIONS OF INTEREST

There were no declarations of interest submitted.

DC.056/20 PUBLIC AND PRESS

RESOLVED – That the Agenda be agreed as circulated.

DC.057/20 MINUTES OF PREVIOUS MEETINGS

RESOLVED 1) That it be noted that Council, at its meeting of 14 July 2020, received and adopted the minutes of the Development Control Committee meetings held on 11 February (site visits), 14 February, 24 April, 22 May and 5 June 2020.

2) That the minutes of the meeting held on 19 June 2020 be approved.

DC.058/20 CONTROL OF DEVELOPMENT AND ADVERTISING

That the applications referred to in the Schedule of Applications under A be approved/refused/deferred, subject to the conditions as set out in the Schedule of Decisions attached to these Minutes.

1. Change of Use to provide extension to existing Caravan Park, Green Meadows Country Park, Blackford, Carlisle, CA6 4EA (Application 20/0309).

The Planning Officer submitted the report on the application. Slides were displayed on screen showing: site location plan, proposed site block plan, and photographs of the site, an explanation of which was provided for the benefit of Members.

Councillor Dr Tickner joined the meeting.

The Planning Officer recommended that the application be approved, subject to the conditions detailed in the report.

The Committee then gave consideration to the application. In response to questions from Members, Officers confirmed:

- That the traffic increase generated by the proposal was likely to be sporadic and that the Highway Authority did not object to the proposal;
- Any health and safety assessment of the proposed water features would be carried out by the Health and Safety Executive;
- No additional toilet block facilities were provided for by the application;
- Condition 3 required the submission of a Surface Water Drainage Management Plan to be approved by the Local Planning Authority.

A Member moved the Officer's recommendation which was seconded, and following voting it was:

RESOLVED: That application be approved, subject to the implementation of relevant conditions as indicated on the Schedule of Decision attached to these minutes.

Councillor Dr Tickner having not been present for a portion of the Committee's consideration of the item of business did not take part in the discussion nor determination of the application.

2. Formation of Slurry Lagoon, Dobcross Hall, Gaitsgill, Dalston, Carlisle, CA5 7AW (Application 20/0226).

The Planning Officer submitted the report on the application. Slides were displayed on screen showing: site location plan; elevation plans; cross section plan; and photographs of the site, an explanation of which was provided for the benefit of Members.

The Planning Officer recommended that the application be approved, subject to the conditions and appropriate advisory note, as detailed in the report.

The Committee then gave consideration to the application. In response to questions from Members, Officers confirmed:

- That the lining of the lagoon would be formed of impermeable clay;
- The Environment Agency were the responsible body for controlling potential run-off and associated pollution to the water environment from the lagoon. It would carry out checks prior, during and post construction to ensure that the facility met the requirements of the relevant legislation, it would address any matters of non-compliance. Additionally, the Council's Environmental Health service may also investigate any issue relating to nuisance connected with odour or insect nuisance from the lagoon.

Consideration was given to the proposed fencing around the lagoon, it was noted that paragraph 6.59 of the report made reference to the applicant having offered to install hedging around the base. The Committee felt that proposal would diminish the visual impact of the fencing as well as providing a further barrier against accessing the lagoon. Accordingly, Members agreed that an additional condition be added to the permission requiring that the offered hedge be provided.

A Member moved the Officer's recommendation along with the imposition of an additional condition requiring the provision of hedging at the base of the fence surrounding the lagoon. The proposal was seconded and, following voting it was:

RESOLVED: That application be approved, subject to the implementation of relevant conditions as indicated on the Schedule of Decision attached to these minutes.

Councillor Morton left the meeting.

3. Variation of Condition 2 (Approved Documents) of previously approved application 19/0042 (Erection of single storey side extension to provide dining room/sunroom; installation of double doors to roadside boundary wall to facilitate new vehicular access; rendering of dwelling and roadside boundary wall) to install 4-Panel bi-fold doors and rebuild of front boundary wall; rendering of base plinth zone on front elevation and rendering of rear portion of the property, School House, Moat Street, Brampton, CA8 1UJ (Application 20/0058).

The Development Manager submitted the report on the application. Slides were displayed on screen showing: site location and proposed block plan; elevation and roof plans, and photographs of the site, an explanation of which was provided for the benefit of Members.

Members were advised that the central considerations in determining the application were: the proposal's impact on the Conservation Area and highways matters, issues relating to both had been set out in the report.

In conclusion, the Development Manager recommended that the application be approved, subject to the conditions detailed in the report.

The Committee then gave consideration to the application. In response to questions from Members, Officers confirmed that the use of the bi-fold doors would provide security for the dwelling, but would impact on the car parking space available at the site, its use was a matter for the occupiers.

A Member moved the Officer's recommendation, which was seconded and, following voting it was:

RESOLVED: That application be approved, subject to the implementation of relevant conditions as indicated on the Schedule of Decision attached to these minutes.

Councillor Shepherd abstained from voting on the item of business.

DC.059/20 SCHEDULE B

The Development Manager submitted the report which detailed other planning decisions taken within the district.

RESOLVED – That the report be noted.

DC.060/20 UPDATE ON CHANGES TO PLANNING LEGISLATION (TO DEAL WITH RELEASE FROM COVID-19 LOCKDOWN)

The Development Manager submitted report ED.27/20 which presented a summary of the changes coming into force to support local businesses as they adapt to ease the release of lockdown post Covid-19.

Further to the production of the report, the Development Manager noted that the government had made further announcements regarding additional changes to planning legislation as a result of Covid-19 in relation to: applications to demolish or change the use of theatres/events/arts/live performance venues which may have been empty for some time, and the extension of open periods for holiday parks that had to close down during the lockdown period. In addition, changes had also been made to the approval of "dwelling houses" (dwellings constructed on top

of purpose-built blocks of flats), the Development Manager summarised those amendments for the Committee. It was recommended that the content of the report be noted.

The Committee then gave consideration to the report.

In response to Members' questions regarding controls on dwelling houses, vacant shops, marquees and pavement cafes, the Development Manager advised that:

- Dwelling houses – issues relating to overlooking and privacy were able to be considered when determining those proposals;
- Vacant shops – the aim of the changed legislation was to encourage use of city centres following the Covid-19 lockdown. Planning would retain a role in this area through its granting Consent through a Prior Approvals process;
- Marquees – the changes had been implemented, on a temporary basis, to assist premises who had reduced capacity internally due to the implementation of social distancing measures. Other Council services (Licensing and Environmental Health) also had a regulatory role in relation to marquees;
- Pavement Cafes – the current changes to the legislation provided a much streamlined process to obtain the relevant permission, however, the Council's Licensing team would still perform a regulatory role.

A number of Members expressed concerns regarding the removal of the need to apply for planning permission for the demolition and rebuilding of vacant and redundant residential and commercial properties.

The Development Manager acknowledged Members' concerns and advised that currently demolition was a two-stage process, which the amended legislation would streamline. There were restrictions which prevented such activity taking place in rural areas, however, the full extent of that aspect of legislation was as yet unclear and further guidance from government was expected in due course.

RESOLVED – That the report be noted.

[The meeting closed at 11:24am]