

**FURTHER UPDATE REPORT 21 JULY 2020**  
**– for adjourned meeting matters 29.07.2020 only**

**FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 21 JULY 2020**

**Item B8 2020/0198 Land South of Holme Cottages, Cowpe**

Since publication of the Committee report, officers have liaised with the applicant to secure an amendment to the proposed hard landscaping of the development. Amended plans have now been received showing that the proposed block paving and tarmac driveways will be replaced with 600mm x 600mm natural stone flag paving around the houses, and porous Tobermore Hydropave Tegula block paving to the driveways.

Officers consider that the above amendments will improve the appearance of the development, making it more sympathetic to the context of the site within the countryside.

Officers' recommendation on the application is unchanged, but it is proposed that conditions 2 and 12 are updated to read as follows:

*2. The development shall be carried out in accordance with the following plans and documents unless otherwise required by the conditions below:*

- *Application Form*
- *Site Location Plan (2751-01-D01)*
- *Hydraulic Report and Flood Risk Assessment (2018-200-02 REV B)*
- *Housetype Plot 01 Plans & Elevations (1948BEB/CVC/HT01 REV. C)*
- *Housetype Plots 2 & 3 Plans (1948BEB/CVC/HT02 REV. C)*
- *Housetype Plots 2 & 3 Elevations (1948BEB/CVC/HT03 REV. C)*
- *Housetype Plot 4 Plans & Elevations (1948BEB/CVC/HT04 REV. C)*
- *Highways and Drainage Layout (30436\_1A)*
- *Landscape and Planting Plan (LP01 Rev. A)*
- *Proposed Site Layout and Location Plan (1948BEB/CVC/PL01 REV. A)*
- *Site Layout and Streetscene (1948BEB/CVC/PL02 REV. A)*

*Reason: To ensure the development complies with the approved plans and submitted details.*

*12. No development shall take place until full details (including a 1m x 1m sample panel of stone and other physical samples all to be displayed on site) of the proposed facing and roofing materials for the dwellings, and the proposed block paving and flagging, have been submitted to and approved in writing by the Local Planning Authority.*

*The stone used in the elevations of the dwellings shall be natural coursed stone, and the roofs shall be constructed of natural blue slate.*

*The development shall be implemented in accordance with the approved details.*

*Reason: In the interests of visual amenity and securing a high-quality appearance for the development.*

**Item B9 : 2020/0169 - Woodland View, Back Lane, Rising Bridge**

The Agent in respect of this application, for erection of an agricultural livestock building, has commented on objections from residents of Belgrave Street as follows :

1. The application is not for a turkey farm but for one shed for turkeys, measuring 8.5m by 4.9m. It is very modest in size and would be located on an existing agricultural site.
2. It is at some considerable distance from the complainants and is small in scale, such that I foresee no issues of noise, smell or vermin infestation affecting them.
3. The highways authority has raised no objection. Any extra traffic associated with the proposed turkey shed is likely to be minimal in the extreme.
4. The applicant's site is not the only site with access from Belgrave Street. The applicant denies that his activities have led to, or will lead to, speeding traffic along Belgrave Street or that his journeys take place regularly at unsocial hours. If such things do occur then it is not down to him.

The Agent has also indicated that he does not agree to the landscaping and boundary treatment condition - he considers it to be unreasonably excessive in relation to the proposal for a very small building and the existing fencing having been in situ now for several years.

When the Council granted permission to Application 2018/0512, for erection of a stable block, it was subject to a condition that sought to address the matter of the inappropriate fencing which had been erected in a manner that did not require the applicant to submit a further application for approval of details of hard-landscaping and boundary treatment. This Condition was the subject of an Appeal and the Inspector concluded :

*"...having regard to the site's prominent location within the Green Belt/countryside, I consider that a varied landscape and boundary treatment condition would be necessary and relevant to planning and to the development being permitted, to safeguard the essentially open and rural character of the area."*

The agricultural building for which permission is now sought will be appreciably nearer to Back Lane than the stable building, making it all the more important that the issue of inappropriate fencing is addressed if this building proceeds and the Condition imposed in respect of Application 2018/0512 by the Inspector does not kick-in as the partially-built stables are not completed.

**Mike Atherton**  
**Planning Manager**  
**17/07/2020**

**Updated 21/07/2020**