

Winter Update

It has been a busy year in the world of Planning and in the latter part of the year we have seen changes to key legislation, such as the National Planning Policy Framework, the conclusion of the Raynsford Review and also a number of local changes.

National Planning Policy Framework

The revised National Planning Policy Framework (NPPF) was published by the Government in July 2018. This is the first revision of the NPPF since it was first published in 2012. The document sets out the Government's planning policies for England.

This revised document introduces a number of reforms, placing particular focus on:

- The delivery of new homes, which includes the introduction of an annual Housing Delivery Test;
- The promotion of high quality design and places; and
- A greater level of protection for the natural environment.

Eden Local Plan Adopted

In October 2018, Eden District Council approved the adoption of Eden Local Plan 2014-2032. This is the main planning policy document that will be used to determine planning applications in the District over the next 14 years. The Council has been working on its Local Plan, since early 2013 and first submitted it to the Planning Inspectorate for approval in December 2015.

The main focus for development will continue to be Penrith; however, there are now more opportunities for small-scale development in the villages.

New Graduate Planner

In September, we were joined by Naomi Howard as our new Graduate Planning Consultant. Born in Cockermouth, Naomi grew up in Carlisle, she studied for her BA (Hons) degree in geography at Edge Hill University before going on to the University of Liverpool to do her MCD (Master of Civic Design) degree in Town and Regional Planning.

PFK Director and Head of Planning, Rachel Lightfoot, commented, "We were really pleased to be able to give a graduate from the local area their first step on the career ladder, especially as Naomi is so eager to learn and start making planning applications as soon as possible. This gives us a great way to expand our successful team and we are very excited to support Naomi in her professional progression".

It's a busy time in the County and beyond and if you're thinking about long term planning and development possibilities it's important that you have the right team on board to offer advice and make sure it's before the Local Authorities at the right time. If we can be of any help please do not hesitate to get in touch for a chat.

Recent Success

Cotehill

Outline planning approval has been successfully secured for the demolition of Cotehill Methodist Church and the erection of a detached dwelling. This brownfield site is located on the edge of the village, but well contained within the existing landscape. No objections to the application were made and the approval was granted under delegated powers.



Scotby

In November, we successfully obtained full planning permission for 28 new dwellings within the village of Scotby. Our client, Reiver Homes, purchased the site with a detailed consent already granted. Our role was to negotiate a number of amendments to the scheme, including changes to the layout, drainage, open space and affordable housing provision. Planning permission was granted in November 2018.



Appleby-In-Westmorland

Outline planning permission was sought for the demolition of a domestic garage and the erection of a new dwelling. The site is located in a residential area to the outskirts of Appleby-in-Westmorland, a historic market town. This modest site formed part of the garden of a Grade II listed house. No objections were received and the approval was granted under delated powers.



Langrigg

Following a catastrophic fire, a barn on a working farm was destroyed. Not knowing that planning permission would be required to replace the barn, a replacement was erected on the same footprint but much higher. At 14.4m high, this is one of the highest agricultural buildings in Allerdale - designed to enable the tippers trucks delivering feed to the farm to do so safely without shunting. Our role was to make a retrospective planning application for the retention of the building and engage in discussions with the local planning authority. Following a positive recommendation the building was granted planning permission at Planning Panel.

