

## Eden Planning Committee 12.6.24

Report by Michael Hanley.

1. Reinstatement of dwelling (Moor Top Cottage) near Langwathby (on right hand side of road between Langwathby and Melmerby).

It was a former cottage. It was abandoned in the 1960s. It has been empty for 60 years with no roof.

Objection from Langwathby Parish Council (over visibility splays and the volume and speed of passing traffic).

Mat Wilson (MW, Planning Officer): Discussed the report and recommended approval. Visibility from the exit towards Melmerby is poor, so the exit has been moved to the south side of the property closer to Langwathby.

Daniel Addis (DA, Planning Agent): The walls of the house are in good condition. The applicant bought the property two years ago. We understand we will need to do an additional bat and bird survey. The visibility splay towards Langwathby is 250 metres but less towards Melmerby, but acceptable.

Doug Banks (DB, Chair of Langwathby Parish Council): In 2022 we had not received the planning application. The building was stopped and the planning application was applied for. For traffic approaching from the east, the visibility is severely restricted. The entrance is to be moved but we still have concerns.

Member's Questions:

J Murray (JM, LD): If there is to be an additional survey (bat and bird), can we make a decision today?

I Blinkho (IB, Solicitor): I would like to ask the planning officers about this.

M Lynch (ML, Planning Development Officer): We cannot make a decision today. If the survey is positive, we will proceed to give conditional permission.

M Eyles (ME, LD): I think it is good that the building is being reinstated.

Vote: Unanimous in favour.

2. Formation of roadway at Omega Proteins, Penrith.

Main objection is from Fresh Air for Penrith, a local pressure group. They complain that this will cause further throughput and lead to potential spillages. The lorries will be empty so this cannot happen.

ML: There is a rough track there which will be upgraded to a parking area. The road will be an egress point, only for vehicles leaving the site. The vehicles will be empty.

JM: We are getting piecemeal bits about the development of the site (Omega Proteins). It would be good if we got a presentation from Omega Proteins (OP) of the full plan for the next five years.

ME: I am no defender of OP. If we wanted such a presentation from the owner I am sure he would only be too happy. I have always found the company approachable.

Vote: unanimous in favour.

3. Construction of heat network connecting OP with nearby Sewborwens Farm and the Newton Rigg Estate to install a pipe network and heat exchangers.

A Foster (AF, Planning Officer): This is of significant public interest. The applicant owns the farm and part of the estate. The network will carry heat from the OP plant, similar to a domestic heating system. 115mm diameter insulated pipes buried at 1.5 metres will carry the hot water.

The heat exchanger unit will be housed in a shipping container on the OP site. The route minimises the loss of trees. Penrith Town Council has no objections.

N McCall (NMC, LD): Is it going across other properties?

AF: OP owns all the land.

Vote: Unanimous in favour.