

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No:
18/0805

Applicant:
Carlisle City Council

Parish:

Date of Receipt:
03/09/2018 08:02:17

Agent:
Gerald Eve LLP

Ward:
Castle

Location:
The Sands Centre, The Sands, Carlisle, CA1 1JQ

Grid Reference:
340187 556514

Proposal: Part Demolition Of Existing Leisure Facilities (Excluding Main Arena); Erection Of New Leisure Centre Floor Space Comprising 2no. Swimming Pools, Separate Wet And Dry Changing Facilities, 4 Court Sports Hall, Spectators Area, Fitness Suite, Studios, Ancillary Bar And Cafe & Ancillary Physiotherapy Suite; Reconfiguration Of Car Parking, Landscaping And Associated Works

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 3rd September 2018;
 2. the Site Location Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9000-S2-P02) received 4th September 2018;
 3. the Site Plan - Demolition (drawing ref 17024-GT3-00-XX-DR-A-08-9003-S2-P02) received 4th September 2018;
 4. the Existing Site Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9001-S2-P02) received 4th September 2018;
 5. the Existing Ground Floor Plan (drawing ref 17024-GT3-00-GF-DR-A-08-0000-S2-P01) received 3rd September 2018;
 6. the Existing First Floor Plan (drawing ref 17024-GT3-00-01-DR-A-08-1000-S2-P01) received 3rd September 2018;
 7. the Existing Roof Plan (drawing ref

- 17024-GT3-00-RF-DR-A-08-2000-S2-P01) received 3rd September 2018;
8. the Existing Sections 1 (drawing ref
17024-GT3-00-ZZ-DR-A-08-0015-S2-P01) received 3rd September 2018;
9. the Existing Sections 2 (drawing ref
17024-GT3-00-ZZ-DR-A-08-0016-S2-P01) received 3rd September 2018;
10. the Existing Site Sections 1 (drawing ref
17024-GT3-00-ZZ-DR-A-08-9000-S2-P01) received 3rd September 2018;
11. the Existing North and East Elevations 1 (drawing ref
17024-GT3-00-ZZ-DR-A-08-0000-S2-P01) received 3rd September 2018;
12. the Existing South and West Elevations 2 (drawing ref
17024-GT3-00-ZZ-DR-A-08-0001-S2-P01) received 3rd September 2018;
13. the Proposed Site Plan (drawing ref
17024-GT3-00-XX-DR-A-08-9002-S2-P02) received 4th September 2018;
14. the Proposed Ground Floor Plan (drawing ref
17024-GT3-00-GF-DR-A-08-0001-S2-P01) received 3rd September 2018;
15. the Proposed First Floor Plan Level 01 (drawing ref
17024-GT3-00-01-DR-A-08-1001-S2-P01) received 3rd September 2018;
16. the Proposed Roof Plan (drawing ref
17024-GT3-00-RF-DR-A-08-2001-S2-P01) received 3rd September 2018;
17. the Proposed Sections 1 (drawing ref
17024-GT3-00-ZZ-DR-A-08-0018-S2-P01) received 3rd September 2018;
18. the Proposed Sections 2 (drawing ref
17024-GT3-00-ZZ-DR-A-08-0019-S2-P01) received 3rd September 2018;
19. the Proposed Site Sections 1 (drawing ref
17024-GT3-00-ZZ-DR-A-08-9005-S2-P01) received 3rd September 2018;
20. the Detailed Strip Section, Sports Block (drawing ref
17024-GT3-00-ZZ-DR-A-08-0051-S2-P01) received 3rd September 2018;
21. the Detailed Strip Section, Core Block (drawing ref
17024-GT3-00-ZZ-DR-A-08-0061-S2-P01) received 3rd September 2018;
22. the Detailed Strip Section, Pool Block (drawing ref
17024-GT3-00-ZZ-DR-A-08-0071-S2-P01) received 3rd September 2018;
23. the Detailed Strip Section, Street 01 (drawing ref
17024-GT3-00-ZZ-DR-A-08-0081-S2-P01) received 3rd September 2018;
24. the Proposed Elevations (drawing ref
17024-GT3-00-XX-DR-A-21-0001-P01) received 3rd September 2018;
25. the Proposed North & East Elevations 1 (drawing ref
17024-GT3-00-ZZ-DR-A-08-0005-S2-P01) received 3rd September 2018;
26. the Proposed South & West Elevations 2 (drawing ref
17024-GT3-00-ZZ-DR-A-08-0007-S2-P01) received 3rd September 2018;
27. the Topographical Survey (drawing ref P10357/amr/1) received 3rd
September 2018;
28. the Proposed Landscaping Site Plan (drawing ref
GT1385-OOB-SI-ZZ-DR-L-0001) received 3rd September 2018;
29. the Proposed Landscaping Site Plan (drawing ref
GT1385-OOB-SI-ZZ-DR-L-0002) received 3rd September 2018;
30. the Proposed Surface Water Drainage Layouts (drawing ref
800100-36-DRA-SW-GA-002-P0-03 Rev 03) received 3rd September
2018;
31. the Proposed Surface Water Drainage Layouts (drawing ref
800100-36-DRA-SW-GA-002-P1-03 Rev 03) received 3rd September

- 2018;
32. the Proposed Surface Water Drainage Layouts (drawing ref 800100-36-DRA-SW-GA-002-P2-03 Rev 03) received 3rd September 2018;
 33. the Proposed Surface Water Drainage Layouts (drawing ref 800100-36-DRA-SW-GA-002-P3-03 Rev 03) received 3rd September 2018;
 36. the Proposed Surface Water Drainage Layouts (drawing ref 800100-36-DRA-SW-GA-002-P4-03 Rev 03) received 3rd September 2018;
 37. the Proposed Foul Water Drainage Layout (drawing ref 800100-36-DRA-FW-GA-003-03 Rev 03) received 3rd September 2018;
 38. the External Lighting Proposed Strategy (drawing ref 0040400) received 3rd September 2018;
 39. the Air Quality Assessment (ref 2361-2r2) received 3rd September 2018;
 40. the Arboricultural Impact Assessment (Rev C) received 5th October 2018;
 41. the Arboricultural Impact Assessment - Existing Trees Shown on Existing Layout (drawing ref AIAEXI) received 3rd September 2018;
 42. the Arboricultural Method Statement (Rev B) received 5th October 2018;
 43. the Arboricultural Method Statement - Existing Trees Shown on Existing Layout (drawing ref AMSEXI) received 3rd September 2018;
 44. the Archaeological Desk-Based Assessment (ref JAC24748/SP) received 3rd September 2018;
 45. the Design and Access Statement and Sustainability Statement (ref 17024) received 3rd September 2018;
 46. the Preliminary Ecological Appraisal (Aug. 2018 rev A) received 3rd September 2018;
 47. the Environmental Noise Survey (ref PC-17-0201-RP1) received 3rd September 2018;
 48. the Flood Risk Assessment (ref 0040400 Rev 02) received 3rd September 2018;
 49. the Phase 1 Geo-Environmental Desk Study (ref 0040400 Ref 00) received 3rd September 2018;
 50. the Geotechnical Interpretative Report (ref 0040400 Ref 00) received 5th October 2018;
 51. the Ground Investigation Interpretative Report (June 2010) (LLP - E0058/SR/GIINT/Issue 2) received 3rd September 2018;
 52. the Heritage Assessment (ref EA/AT/2018.020/Rpt01) received 3rd September 2018;
 53. the Lighting Assessment (ref 2361-1r2) received 3rd September 2018;
 54. the Planning Statement including the Main Town Centre Use Sequential Assessment and Flood Risk Sequential Assessment (ref DPA/U0006200) received 3rd September 2018;
 55. the Statement of Community Engagement (August 2018) received 3rd September 2018;
 56. the Surface Water Drainage Strategy (ref 040325 Rev 00) received 3rd September 2018;
 57. the Transport Assessment and Framework Travel Plan (ref 0040400 Rev 01) received 3rd September 2018;
 58. the Operational Action Plan (ref OPs-OP32) received 10th October 2018;

59. the Foul Water Strategy (ref 040325 Rev 00) received 3rd September 2018;
60. the Notice of Decision; and
61. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to their first use on site, samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the local planning authority. The development shall then be undertaken in strict accordance with these details.

Reason: To ensure that appropriate materials are used in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. Prior to first occupation, details of the proposed hard and soft landscape works shall be submitted for approval in writing by the Local Planning Authority. This works shall be carried out as approved in the first planting season following occupation of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. For the duration of the construction works, tree protection fencing shall be erected and retained in accordance with the details contained in the Arboricultural Method Statement Tree Protection Plan (Dwg No. AMSTPP Rev B, received 5th October 2018). The Authority shall be notified at least seven days before work starts on site so that barrier positions can be established. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works, in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

6. No development (excluding demolition and site clearance) shall commence until full details of the wildlife enhancement measures to be undertaken at the site, together with the timing of these works, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall then be carried out in strict accordance with the agreed details.

Reason: In order to enhance the habitat for wildlife in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

7. Prior to the commencement of development, the applicant shall submit a

Construction Environmental Management Plan (CEMP) for approval in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the details contained within the CEMP.

Reason: In order to protect the River Eden SAC, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

8. Prior to the commencement of development (excluding demolition and site clearance) a method statement for the removal of non-native invasive species shall be submitted to approval in writing by the LPA.

Reason: To ensure the removal of non-native invasive species on the site, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

9. No clearance of vegetation shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect features of recognised nature conservation importance, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

10. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

11. Prior to the commencement of development (excluding site setup and/or demolition), 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 drainage scheme submitted for approval shall also be in accordance with the principles set out in the Flood Risk Assessment & Drainage Statement dated August 2018 proposing surface water discharging to the River Eden.

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. This condition is imposed in light of policies within the NPPF and NPPG.

12. No development (excluding demolition and site clearance) shall commence until a construction surface water management plan has been agreed in writing with the local planning authority. The development shall then be undertaken in strict accordance with agreed construction surface water management plan.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems

13. No development shall take place until a Construction Risk Assessment Method Statement (RAMS) for construction of the proposed development, is submitted to and approved by the Local Planning Authority. The statement shall be prepared in accordance with United Utilities' Standard Conditions for Works Adjacent to Pipelines (reference 90048 - July 2015) in order to outline the potential impacts from all construction activities on infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to this infrastructure. The development shall be undertaken in accordance with the approved RAMS.

Reason: To ensure a satisfactory form of development and to afford appropriate protection measures for the public sewer which crosses the site.

14. Unless otherwise agreed in writing with the local planning authority, no development approved by this permission shall take place until a scheme for the removal and relocation of any part of the existing flood defence wall as identified in section 4.1.1.11 of the approved FRA by Burohappold Engineering (reference 0040400 Revision 02; dated 31 August 2018) has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall include details of the timing / phasing arrangements and it shall be fully implemented in accordance with these, or within any other period as may subsequently be agreed, in writing, with the local planning authority.

Reason: To ensure an acceptable scheme of works to the flood defence is identified and the phasing of works is such that there will be no increase in flood risk to the site or surrounding area.

15. Prior to the first use of the development, the parking arrangements hereby approved shall have been constructed in accordance with the approved plan and retained thereafter. The spaces shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5 & LD7.

16. Ramps shall be provided to enable wheelchairs, pushchairs etc. to be safely

manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval prior to their construction. Any details so approved shall be constructed as part of the development.

Reason: To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

17. Development shall not commence until a Construction Phase Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- details of proposed crossings of the highway verge;
- retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- cleaning of site entrances and the adjacent public highway;
- details of proposed wheel washing facilities;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;

Reason: To ensure the construction phase does not have an adverse impact on the area and to support Local Transport Plan Policies LD5 & LD7.

18. Within 6 months of the development (or any part thereof) opening for business, the developer shall prepare and submit to the Local Planning Authority for their approval a Travel Plan which shall identify the measures that will be undertaken by the developer to encourage the achievement of a modal shift away from the use of private cars to visit the development to sustainable transport modes. The measures identified in the Travel Plan shall be implemented by the developer within 12 months of the development (or any part thereof) opening for business.

An annual report reviewing the effectiveness of the Travel Plan and including any necessary amendments or measures shall be prepared by the developer/occupier and submitted to the Local Planning Authority for approval on an annual basis for three years, commencing from one year following the development opening for business.

Reason: To aid in the delivery of sustainable transport objectives and to support Local Transport Plan Policies WS1& LD4.

19. No development (excluding site setup and/or demolition) shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

This written scheme will include the following components:

- i) An archaeological evaluation;
- ii) An archaeological recording programme the scope of which will be dependent upon the results of the evaluation;
- iii) Where significant archaeological remains are revealed by the programme of archaeological work, a post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of the results for publication in a suitable journal.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination or recording of such remains.

20. Prior to their installation, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that an external lighting does not have an adverse impact on the River Eden SAC in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

21. No development other than that required to be carried out as part of an approved scheme of remediation shall be commenced until a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) has been prepared. This is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

22. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation (excluding site set up and demolition), unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

23. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Relevant Development Plan Policies

Item no: 02

Appn Ref No:
18/0911

Applicant:
Carlisle City Council

Parish:
Carlisle

Date of Receipt:
05/10/2018 23:01:00

Agent:
Gerald Eve LLP

Ward:
Castle

Location:
The Sands Centre, The Sands, Carlisle, CA1 1JQ

Grid Reference:
340187 556514

Proposal: Erection Of Temporary Ancillary Entertainment And Administration

Facilities And Associated Works To Facilitate The Demolition And
Construction Phases Associated With The Redevelopment Of The Sands
Centre

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 8th October 2018;
 2. the Site Location Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9210-S2-P02) received 8th October 2018;
 3. the Existing Site Layout (drawing ref 17024-GT3-00-XX-DR-A-08-9215-S2-P02) received 8th October 2018;
 4. the Existing Site Section A (drawing ref 17024-GT3-00-ZZ-DR-A-08-9220-S2-P02) received 8th October 2018;
 5. the Existing Site Section B (drawing ref 17024-GT3-00-ZZ-DR-A-08-9230-S2-P02) received 8th October 2018;
 6. the Existing Storage Containers (drawing ref 17024-GT3-00-ZZ-DR-A-08-9292-S2-P01) received 8th October 2018;
 7. the Proposed Block Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9217-S2-P02) received 8th October 2018;
 8. the Proposed Roof Plan (drawing ref 17024-GT3-00-RF-DR-A-08-9200-S2-P02) received 8th October 2018;
 9. the Proposed Site Section A (drawing ref 17024-GT3-00-ZZ-DR-A-08-9221-S2-P02) received 8th October 2018;
 10. the Proposed Site Section B (drawing ref 17024-GT3-00-ZZ-DR-A-08-9231-S2-P02) received 12th November 2018;
 11. the Proposed Event & Bar Canopy (drawing ref 17024-GT3-00-ZZ-DR-A-08-9290-S2-P01) received 8th October 2018;
 12. the Proposed Covered Walkway (drawing ref 17024-GT3-00-ZZ-DR-A-08-9291-S2-P01) received 12th November 2018;
 13. the Proposed Canoe Store (drawing ref 17024-GT3-00-ZZ-DR-A-08-9293-S2-P01) received 8th October 2018;
 14. the Proposed Site Layout Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9216-S2-P02) received 8th October 2018;
 15. the Star Dressing Room Elevations and Plan (drawing ref DQ2690 Rev.D (GT3)) received 8th October 2018;
 16. the Office Elevations and Plan (drawing ref DQ2690 Rev.D) received 8th October 2018;
 17. the Bar Floor Plan and Elevations (drawing ref HD/10256/11) received 8th October 2018;
 18. the Portaloo (Ladies) Elevations and Floor Plan (drawing ref PL202-W) received 8th October 2018;

19. the Portaloo (Gentlemen) Elevations and Floor Plan (drawing ref PL202-X) received 8th October 2018;
20. the Portaloo (Accessible) Elevations and Floor Plan (drawing ref PL101-A) received 8th October 2018;
21. the Lauralu Canopy Specification Document received 8th October 2018;
22. the Techramp - Example Ramp Detail received 8th October 2018;
23. the Flood Risk Assessment (ref 0040400) received 8th November 2018;
24. the Drainage Strategy (ref 0040400 Rev 00) received 9th October 2018;
25. the Transport Assessment (ref 0040400) received 8th October 2018;
26. the Arboricultural Impact Assessment received 8th October 2018;
27. the Arboricultural Impact Assessment Tree Protection (drawing ref AIA TPP) received 8th October 2018;
28. the Arboricultural Method Statement received 8th October 2018;
29. the Arboricultural Method Statement Tree Protection Plan (drawing ref AMS TPP) received 8th October 2018;
30. the Notice of Decision; and
31. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The applicant shall notify the Local Planning Authority of the date at which the first of the temporary buildings hereby approved are located on the site. The buildings shall be removed and the land restored in line with the drawings submitted in support of the application 18/0805 within 3 years of this date or when the works are complete and the sports and leisure facilities at the Sands Building are back in use whichever is the sooner.

Reason: To ensure that the temporary buildings are removed from the site when they are no longer required.

4. For the duration of the development, tree protection fencing shall be erected and retained in accordance with the details contained in the Arboricultural Method Statement Tree Protection Plan (Dwg No. AMSTPP, received 8th October 2018). The Authority shall be notified at least seven days before work starts on site so that barrier positions can be established. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works, in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

5. No clearance of vegetation shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect features of recognised nature conservation importance, in accordance with Policy GI3 of the Carlisle District Local Plan

2015-2030.

6. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. Foul and surface water drainage shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

8. Prior to the commencement of 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 drainage scheme submitted for approval shall also be in accordance with the principles set out in the Flood Risk Assessment & Drainage Statement dated August 2018 proposing surface water discharging to the River Eden.

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. This condition is imposed in light of policies within the NPPF and NPPG.

9. No development shall commence until details to confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary have been agreed in writing with the local planning authority. The development shall then be undertaken in strict accordance with the approved details.

Reason: To safeguard against negative impact outside the development boundary to people and property.

10. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason: To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety and to support Local Transport Plan Policies LD7 & LD8.

11. Details showing the provision of a vehicle turning space within the site, which allows vehicles visiting the site to enter and leave the highway in a forward gear, shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the turning space constructed. The turning space shall not thereafter be used for any other purpose.

Reason: To ensure that provision is made for vehicle turning within the site and in the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

12. Details showing the provision within the site for the parking, turning and loading and unloading of vehicles and for vehicles to enter and leave the site in a forward direction shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the parking, loading, unloading and manoeuvring facilities constructed. The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

Reason: To ensure that all vehicles can be properly and safely accommodated clear of the highway and to support Local Transport Plan Policies LD7 & LD8.

Relevant Development Plan Policies

Item no: 03

Appn Ref No:
18/0912

Applicant:
Carlisle City Council

Parish:
Carlisle

Date of Receipt:
05/10/2018 23:00:48

Agent:
Gerald Eve LLP

Ward:
Castle

Location:
The Sands Centre, The Sands, Carlisle, CA1 1JQ

Grid Reference:
340187 556514

Proposal: Erection Of Temporary Sport/Leisure Facilities And Associated Works To Facilitate The Demolition And Construction Phases Associated With The Redevelopment Of The Sands Centre

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 8th October 2018;
 2. the Site Location Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9110-S2-P02) received 8th October 2018;
 3. the Existing Site Layout (drawing ref 17024-GT3-00-XX-DR-A-08-9115-S2-P02) received 8th October 2018;
 4. the Existing Site Section A (drawing ref 17024-GT3-00-ZZ-DR-A-08-9120-S2-P02) received 8th October 2018;
 5. the Existing Site Section B (drawing ref 17024-GT3-00-ZZ-DR-A-08-9130-S2-P02) received 8th October 2018;
 6. the Proposed Block Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9117-S2-P02) received 8th October 2018;
 7. the Proposed Roof Plan (drawing ref 17024-GT3-00-RF-DR-A-08-9100-S2-P02) received 8th October 2018;
 8. the Proposed Site Section A (drawing ref 17024-GT3-00-ZZ-DR-A-08-9121-S2-P02) received 8th October 2018;
 9. the Proposed Site Section B (drawing ref 17024-GT3-00-ZZ-DR-A-08-9131-S2-P02) received 8th October 2018;
 10. the Proposed Sports Hall Lobby Plans and Elevations (drawing ref 17024-GT3-00-ZZ-DR-A-08-9190-S2-P01) received 8th October 2018;
 11. the Proposed Gym/Studio Elevations (drawing ref HD10256/08 Rev E) received 8th October 2018;
 12. the Proposed Gym/Studio Floor Plan (drawing ref HD10256/08 Rev E) received 8th October 2018;
 13. the Proposed Sports Hall Elevation and Floor Plan (drawing ref DRW-A0004082) received 8th October 2018;
 14. the Proposed Site Layout Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9116-S2-P02) received 8th October 2018;
 15. the Flood Risk Assessment (ref 0040400) received 8th October 2018;
 16. the Drainage Strategy (ref 0040400 Rev 00) received 9th October 2018;
 17. the Transport Assessment (ref 0040400) received 8th October 2018;
 18. the Arboricultural Impact Assessment received 8th October 2018;
 19. the Arboricultural Impact Assessment Tree Protection (drawing ref AIA TPP) received 8th October 2018;
 20. the Arboricultural Method Statement received 8th October 2018;
 21. the Arboricultural Method Statement Tree Protection Plan (drawing ref AMS TPP) received 8th October 2018;
 22. the Notice of Decision; and
 23. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The applicant shall notify the Local Planning Authority of the date at which the first of the temporary buildings hereby approved are located on the site. The buildings shall be removed and the land restored in line with the drawings submitted in support of the application 18/0805 within 3 years of this date or

when the works are complete and the sports and leisure facilities at the Sands Building are back in use whichever is the sooner.

Reason: To ensure that the temporary buildings are removed from the site when they are no longer required.

4. For the duration of the development, tree protection fencing shall be erected and retained in accordance with the details contained in the Arboricultural Method Statement Tree Protection Plan (Dwg No. AMSTPP, received 8th October 2018). The Authority shall be notified at least seven days before work starts on site so that barrier positions can be established. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works, in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

5. No clearance of vegetation shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect features of recognised nature conservation importance, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

6. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. Foul and surface water drainage shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

8. Prior to the commencement of 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 drainage scheme submitted for approval shall also be in accordance with the principles set out in the Flood Risk Assessment & Drainage Statement dated August 2018 proposing surface water discharging to the River Eden. 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. This condition is imposed in light of policies within the NPPF and NPPG.

9. No development shall commence until details to confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary have been agreed in writing with the local planning authority. The development shall then be undertaken in strict accordance with the approved details.

Reason: To safeguard against negative impact outside the development boundary to people and property.

10. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason: To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety and to support Local Transport Plan Policies LD7 & LD8.

11. Details showing the provision of a vehicle turning space within the site, which allows vehicles visiting the site to enter and leave the highway in a forward gear, shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the turning space constructed. The turning space shall not thereafter be used for any other purpose.

Reason: To ensure that provision is made for vehicle turning within the site and in the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

12. Details showing the provision within the site for the parking, turning and loading and unloading of vehicles and for vehicles to enter and leave the site in a forward direction shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the parking, loading, unloading and manoeuvring facilities constructed. The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

Reason: To ensure that all vehicles can be properly and safely accommodated clear of the highway and to support Local Transport Plan Policies LD7 & LD8.

Relevant Development Plan Policies

Item no: 04

Appn Ref No: 18/0818	Applicant: Mr C Binnie	Parish: St Cuthberts Without
Date of Receipt: 06/09/2018 23:01:02	Agent: Black Box Architects Limited	Ward: Dalston
Location: Taupin Skail, Ratten Row, Dalston, Carlisle, CA5 7AY	Grid Reference: 339415 549627	

Proposal: Single Storey Side And Rear Extension To Provide Kitchen And Family Room; Erection Of Replacement Garage

Members resolved to defer consideration of the proposal in order to complete consultation and to await a further report on the application at a future meeting of the Committee.

Item no: 05

Appn Ref No: 18/0819	Applicant: Mr C Binnie	Parish: St Cuthberts Without
Date of Receipt: 06/09/2018 23:01:02	Agent: Black Box Architects Limited	Ward: Dalston
Location: Taupin Skail, Ratten Row, Dalston, Carlisle, CA5 7AY	Grid Reference: 339415 549627	

Proposal: Single Storey Side And Rear Extension To Provide Kitchen And Family Room; Erection Of Replacement Garage (LBC)

Members resolved to defer consideration of the proposal in order to complete consultation and to await a further report on the application at a future meeting of the Committee.

Item no: 06

Appn Ref No: 18/0359	Applicant: Lowther Used Furniture	Parish: Brampton
Date of Receipt: 17/04/2018	Agent:	Ward: Brampton

Location:

Unit 11, Old Brewery Yard, Craw Hall, Brampton,
CA8 1TR

Grid Reference:

353359 560885

Proposal: Change of Use Of Former Gym to Warehouse/Retail Shop
(Retrospective/Revised Application)

Refuse Permission

1. **Reason:** The proposal is for a retail unit with ancillary warehousing which is defined in the National Planning Policy Framework as a “main town centre use”. The site is outside a Defined Centre and as such, a sequential test is required to ensure that main town centre uses are located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) consideration can be given to out of centre locations. The proposal is therefore contrary to Paragraph 86 of the National Planning Policy Framework and Policy EC6 (Retail and Main Town Centre Uses Outside Defined Centres) of the Carlisle District Local Plan 2015-2030.

2. **Reason:** The proposal requires the provision of eight car parking spaces, one disabled space, one motorcycle and one pedal cycle spaces. The application fails to adequately demonstrate that appropriate levels of parking provision can be satisfactorily achieved and is likely to result in the displacement of other tenants and visitors to the neighbouring premises. As such, the proposal is contrary to Paragraph 102 of the National Planning Policy Framework, Appendix A of the Cumbria Development Design Guide 2017 and Policy IP3 (Parking Provision) of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 07

Appn Ref No:

17/0995

Applicant:

C/o Story Contracting

Parish:

Wetheral

Date of Receipt:

20/11/2017 13:02:45

Agent:

PFK Planning

Ward:

Wetheral

Location:

Land off Broomfallen Road, Scotby, Carlisle, CA4
8DE

Grid Reference:

344082 554247

Proposal: Erection Of 28no. Dwellings, Open Space And Associated Infrastructure

(Revised Application)

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to a S106 legal agreement to secure provision of affordable housing, the management and maintenance of open space; the payment of £14,300 towards the provision and maintenance of off-site open space and play facilities; and the payment of £72,306 towards local education provision.

Item no: 08

Appn Ref No:
18/0792

Applicant:
Mr Neve

Parish:
Farlam

Date of Receipt:
27/08/2018 11:00:59

Agent:

Ward:
Irthing

Location:
Field opposite Prospect Cottage, Farlam, Brampton,
CA8 1LA

Grid Reference:
355525 558567

Proposal: Erection Of 1no. Dwelling

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 28th August 2018;
 2. the Location Plan (drawing ref 2018/4/1/004) received 28th August 2018;
 3. the Site Plan (drawing ref 2018/4/1/003) received 28th August 2018;
 4. the Plans as Proposed (drawing ref 2018/4/1/001 Rev C) received 28th August 2018;
 5. the Elevations and Sections as Proposed (drawing ref 2018/4/1/002 Rev D) received 28th August 2018;
 6. the Design and Access Statement received 28th August 2018;
 7. the Desktop Study Assessment of Likelihood of Land Contamination received 3rd September 2018;

Reason: For the avoidance of doubt.

3. Samples or full details of all materials to be used on the exterior shall be

submitted to and approved in writing by the local planning authority before their first use on site.

Reason: To ensure the works harmonise as closely as possible with the surrounding area in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Foul and surface water drainage shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in a national planning practice guidance. In the event of surface water discharging to the public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of foul and surface water disposal, in accordance with Policies IP6 and CC5 of the Carlisle District Local Plan 2015-2030.

7. The development shall not commence until visibility splays providing clear visibility of 28 metres in the Northerly Direction by 31 metres in the southerly direction, measured 2.4 metres down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order

2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

8. The surfacing of the access road shall extend for at least 5m inside the site, as measured from the highway boundary prior to the dwelling being occupied and shall be carried out in accordance with details of construction which have been approved by the Local Planning Authority. The access road shall be constructed in accordance with a specification approved by the Local Planning Authority.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

9. Any existing highway fence/wall boundary shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved before the dwelling is brought into use and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

Relevant Development Plan Policies

Item no: 09

Appn Ref No:
18/0693

Applicant:
c/o agent

Parish:
Kingmoor

Date of Receipt:
27/07/2018 23:01:31

Agent:
Savills (UK) Limited

Ward:
Stanwix Rural

Location:
Land west of Junction 44, Parkhouse, Carlisle

Grid Reference:
339237 559860

Proposal: Erection Of Retail Floorspace (A1) And Drive Thru (A3/A5); Associated Works Including Access/Highways Works, Provision Of Parking Spaces And Landscaping

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to a s106 legal agreement relating to the provision of measures to enhance pedestrian links to the site.

If the S106 Agreement is not completed, Members resolved to give authority to the Corporate Director of Economic Development to issue refusal of the proposal.

Item no: 10

Appn Ref No:
18/0388

Applicant:
Mr Ian Murray

Parish:
Carlisle

Date of Receipt:
25/04/2018 08:01:58

Agent:

Ward:
Botcherby

Location:
Land adjacent Geltsdale Avenue, Durranhill,
Carlisle, CA1 2RL

Grid Reference:
342746 555199

Proposal: Proposed New Vehicle and Pedestrian Entrance

Members resolved to defer consideration of the proposal in order to undertake a site visit and to await a further report on the application at a future meeting of the Committee.

Item no: 11

Appn Ref No:
18/0702

Applicant:
Mrs Brown

Parish:
Stanwix Rural

Date of Receipt:
30/07/2018 16:01:00

Agent:

Ward:
Stanwix Rural

Location:
Green Acres, High Knells, Houghton, Carlisle, CA6
4JW

Grid Reference:
341667 561568

Proposal: Change Of Use From Agricultural Land To Provide Additional Land For Existing Caravan Storage Compound

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 30th July 2018;
2. the site location plan received 3rd August 2018 (Reference No. 1);
3. the aerial photograph received 30th July 2018 (Reference No. 2);
4. the highways details received 30th July 2018 (Reference No. 3);
5. the supporting details received 30th July 2018 (Reference No. 4);
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the storage compound or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policy GI6 of the Carlisle District Local Plan 2015-2030.

4. The proposed hedgerows to be planted along the northern and eastern boundaries shall be maintained at a height of not less than 3 metres as measured from the existing ground level.

Reason: In the interests of visual amenity in accordance with Policy GI1 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 12

Appn Ref No:
18/0865

Applicant:
Aldi Stores LTD

Parish:
Carlisle

Date of Receipt:
20/09/2018

Agent:
KLR Planning

Ward:
Harraby

Location:
Aldi Stores Limited, Petteril Bank Road, Carlisle,
CA1 3AG

Grid Reference:
341863 553958

Proposal: Extension To Rear Of Existing Store; Reconfiguration Of Car Parking Area And Additional Car Parking

Members resolved to defer consideration of the proposal in order to undertake a site

visit and to await a further report on the application at a future meeting of the Committee.

Item no: 13

Appn Ref No: 18/0944	Applicant: Mr D Mackenzie	Parish: St Cuthberts Without
Date of Receipt: 16/10/2018	Agent:	Ward: Dalston
Location: Land to the North of Glebe House, Wreay, Carlisle	Grid Reference: 343412 548936	

Proposal: Retention Of Hardstanding For Parking Of Vehicles On Land Adjacent To Existing Parking Compound (Appeal Decision Against Enforcement Notice EC/16/0139 Which Was Allowed)

Decision: Grant Permission **Date:** 16/10/2018

Decision of: Planning Inspectorate

Decision Type: Appeal Allowed with Conditions **Date:** 16/10/2018