

SCHEDULE D

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## SCHEDULE D: Reports on Previously Deferred Decisions

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**Item No: 19**

Between 25/05/2013 and 05/07/2013

**Appn Ref No:**

10/0760

**Applicant:**

Mr & Mrs Brown

**Parish:**

Cumrew

**Date of Receipt:**

19/08/2010

**Agent:**

PFK Planning

**Ward:**

Great Corby & Geltsdale

**Location:**

Helme Farm, Cumrew, Brampton, CA8 9DD

**Grid Reference:**

354866 550746

**Proposal:** Conversion Of Barns To Form 5no. Dwellings

**Amendment:**

### REPORT

**Case Officer:** Angus Hutchinson

#### Details of Deferral:

Members will recall at Committee meeting held on 11th November 2011 that authority was given to the Director (Economic Development) to issue approval subject to the satisfactory conclusion of a Section 106 Agreement covering the payment of £34,000 as a commuted sum towards affordable housing. The S106 agreement has now been completed and approval was issued on 25th June 2013.

**Decision:** Granted Subject to Legal Agreement

**Date:** 25/06/2013

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 approved documents for this Planning Permission comprise:

1. the submitted planning application form, Planning Statement, Survey for Bats & Barn Owls, the Viability Reports regarding the holiday units and proposed residential scheme, and the letter from the agent dated 06.12.2011;
2. the Site Plan, drawing numbers 109/137/01A (As Existing Location Plan & Workshop), 109/137/02 (As Existing Cruck Barn & Adjoining Barn), 109/137/03 (As Existing Outbuildings), and 109-137-05, 06, 07Rev.B, 08, 09, 10,11 and 12 regarding the proposed residential development;

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3. the Notice of Decision; and
4. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no extensions shall be carried out on the dwellings hereby permitted without the permission of the local planning authority.

**Reason:** The local planning authority wishes to retain full control over the matters referred to in order to protect the character of the existing buildings and safeguard the living conditions of the neighbouring residents in accordance with Policy H8 of the Carlisle District Local Plan 2001-2016.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking and re-enacting that Order), no wall, fence or other means of enclosure shall be erected within any part of the site (other than those shown in any plans which form part of this application), without the approval of the local planning authority.

**Reason:** To ensure that any form of enclosure is carried out in a co-ordinated manner in accord with Policy H8 of the Carlisle District Local Plan 2001-2016.

5. 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 any work is commenced.

**Reason:** To ensure the materials used are acceptable and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. Details shall be submitted of the proposed hard surface finishes to all public and private external areas within the proposed scheme and approved by the Local Planning Authority before any site works commence, and the approved scheme shall be implemented prior to the occupation of any hereby permitted dwelling.

**Reason:** To ensure that materials to be used are acceptable and in compliance with the objectives of Policy H8 of the Carlisle District Local Plan 2001-2016.

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7. No development shall take place until details specifying the type, location and number of "bat friendly" ridge tiles/slates have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details prior to the commencement of use.

**Reason:** To mitigate the impact of the development upon bats in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. Prior to the occupation of any the dwelling hereby permitted the respective means of vehicular access bounded by the carriageway edge, splays, and crossings of the highway verge and/or footway shall be constructed and drained in accordance with details submitted to and approved in writing beforehand by the Local Planning Authority.

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

9. No dwelling hereby permitted shall be occupied until a footway has been fully constructed and drained along the road frontage in accordance with details submitted to and approved in writing beforehand by the local planning authority.

**Reason:** In the interests of highway safety in accordance with criterion 5 of Policy H8 of the Carlisle District Local Plan 2001-2016.

10. None of the dwellings hereby permitted shall be occupied until works for the disposal of foul and surface water have been provided in accordance with details to be submitted to and approved in writing beforehand by the local planning authority.

**Reason:** To ensure that adequate drainage facilities are available.

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