

CARLISLE CITY COUNCIL

Report to:- **Development Control Committee**

Date of Meeting:- 14th June 2002

Agenda Item No:-

A6

Public	Operational	Delegated: Yes
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Accompanying Comments and Statements

	Required	Included
Environmental Impact Statement:	No	No
Corporate Management Team Comments:	No	No
City Treasurers Comments:	No	No
City Solicitor & Secretary Comments:	No	No
Head of Personnel Services Comments:	No	No

Title:- **TO REPORT ON RECEIPT OF OBJECTION ALTHOUGH
PLANNING PERMISSION GRANTED**

Report of:- **Director of Environment & Development**

Report reference:- **EN.068/02**

Summary:-

The report details the receipt of a letter of objection following the expiration of the notification period but prior to the formal issuing of the decision notice.

Recommendation:-

The issues raised are not considered to materially affect the decision and, therefore, it is recommended that Members endorse the decision to grant planning permission.

Contact Officer: Angus Hutchinson

Ext: 7173

M Battersby

Director Environment and Development

06 June 2002

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

1.0 Introduction

- 1.1 In March this Section received an application, reference number 02/0263, for the erection of a domestic stable and garage to the immediate west of the existing dwelling and workshop at the scrapyards, Claybank Field, Cotehill Lonning, Brampton – see attached copy of plans.
- 1.2 In accordance with standard procedures the Parish Council and Highways Authority were consulted and the occupiers of neighbouring properties notified. The proposal was also advertised in the form of a site notice. In response, no objections were received from the Parish Council, Highways Authority and Environment Agency. No informal or formal observations had also been received by the expiration of the notification period on the 5th April.
- 1.3 On this basis, following a site visit and consideration of the relevant issues, the Case Officer prepared a draft decision notice in order to enable the application to be processed under delegated powers whilst on leave.
- 1.4 Upon returning from leave the Case Officer became aware that the decision notice had been issued granting permission for the proposal although a letter of objection had been received from an agent acting on behalf of a neighbouring land owner – see attached copy.

2.0 Present Position

- 2.1 In considering the issues raised on behalf of the neighbour it is evident that the majority relates to the operation of the existing scrapyards as opposed to the proposal subject of the application. The proposal also relates to an existing hardstanding area, and within the curtilage of the dwelling.
- 2.2 Members should also be aware that the Council's Enforcement Officer has investigated matters with the proprietor of the scrapyards Mr Paterson explained that a vehicle had in the past toppled into an adjoining field when being lifted to get 'baled' but this had been resolved.

3.0 **Conclusion**

- 3.1 In overall terms it is considered that the issues raised by the objector do not materially affect the decision reached. It is therefore recommended that Members endorse the Officers decision to grant planning permission.

CITY OF CARLISLE

TOWN & COUNTRY PLANNING ACT 1990
AND ASSOCIATED ORDERS AND REGULATIONS
THEREUNDER

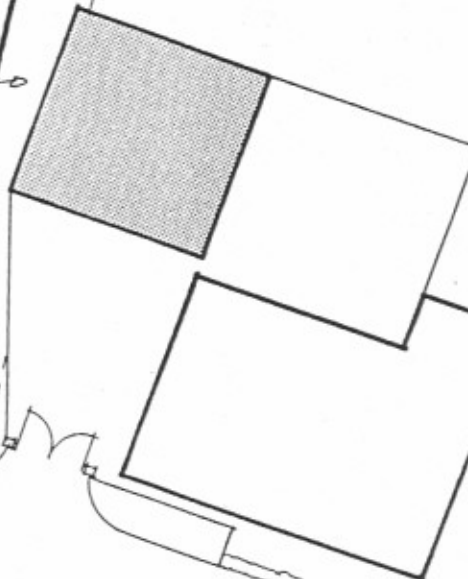
This application has been Approved / ~~Refused~~ under
the above Act and Regulations in accordance with the terms
of the official Notice of Approval / ~~Refused~~ under
Application

Reference No: 2002/0263

Date: 22 APR 2002

Head of Planning Services

EXISTING
LANDSCAPED
BUND.



PROPOSED STABLE & GARAGE
CLAYBANKS FIELD
COTEHILL LONNING
BRAMPTON.

SITE PLAN.

Scale: 1-500

RECEIVED
- 8 MAR 2002

2002/0263

S F Knight FRICS
E A Fleming-Smith FRICS
P A Scrope FRICS
R M Clerk OBE FRICS
P R Hutton FRICS
H R A I Milton FRICS
A C R Brown FRICS
J J Dickinson FRICS
P S Coles FRICS
J P J Speller FRICS
J MacLachlan FRICS
R H Gladstone FRICS
T P Metcalfe FRICS
R A deW Weldon FRICS
A D Neal FRICS
B A F Swayne FRICS
M W Orde FRICS
A R Harle FRICS
D A Gray FRICS
R W J P Clark FRICS
P B Everett FRICS
J Dennis FRICS
N J Davis FRICS
M J Barker FRICS
R W Thompson FRICS
M Currie BSc (Hons) Agric
A M Fogden MRICS
T C Florey FRICS
Ms P A Sommer RIBA ARIAS

M G Metcalfe FRICS
A J Turner MRICS
J A Stiff MRICS
T Adsett FRICS
S P T Bainbridge MRICS
M K Sloane FRICS
G A L Mead MSc
C C Hadley BSc (Hons) Agric
T R Bennett MRICS

Associates
H M A Nicholson FRICS
N T H Flynn MRICS
C R Orr-Ewing MRICS
A M Hutton MRTPI
J G Blake FRICS
A C Dickson MRICS
S C W Derby MRICS
R W Clarke MRICS
C E Baker MRICS
K Amott MRICS
D K Steel MRICS
E M Millar AMAS
A G Eldridge MRICS
A M Harrison RIBA
H C Wilson MCF
R Kirton Darling FRICS
D Gracey MRICS

D E Stout MRICS
P E Dancer FRICS
M F Peters MRICS
J D C Peris MRICS
C W Melville MRICS
T J Barling MRICS
J D C Beedell MRICS
C R Gillhespy MRICS
S J Spence MRICS

Commercial
J A Dunlop MRICS
C R Godfrey MRICS
R E H West MRICS

Consultants
D S Gray FRICS
G J Abbott FRICS
F I Calder FRICS
J B L Hoskyns-Abraham FRICS
Mrs M D Laverack OBE MSc
R A Windle FRICS
R G McAlister FRICS

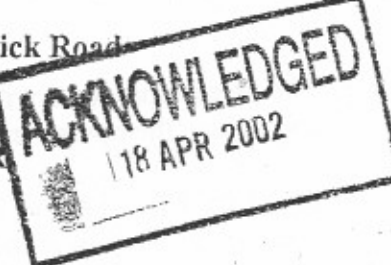
International
D J Dunlop FRICS

SMITHS GORE

chartered surveyors

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Cumbria
CA1 1DR



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Our Ref: AB/RG/CS.1

Your Ref: ARH/DC/02/0263

PLANNING SERVICES	
REF	02/0263
18 APR 2002	
RECORDED	CN
SCANNED	
PASSED TO	ARH
ACTION	

11 April, 2002

Carlisle City Council
Department of Environment & Development
Planning Services Division
Civic Centre
Carlisle
CA3 8QG

Dear Sirs

APPLICATION REFERENCE 02/0263

ERECTION OF DOMESTIC STABLE AND GARAGES CLAYBANKS FIELD COTEHILL LONNING BRAMPTON CUMBRIA

I write on behalf of my client to comment on the above proposal.

He wishes to object to the proposal although he recognises that his previous objections to development on the site have been ignored by Carlisle City Council and its Planning Department.

The present site is an eyesore visible from many locations in the area.

Scrap motor vehicles are piled so high that they are toppling over the boundary of the site into my client's field adjoining.

My client has said that this use is wholly inappropriate to a Rural area and particularly one in the buffer zone of the World Heritage Site of Hadrian's Wall.

My client draws his own conclusions from the fact that Carlisle City Council and its Planning Department has allowed the present situation to develop. He firmly believes that relocation of this business to a more suitable site should be a priority and any intensification of the site should be discouraged.

The present proposal will only serve further to cement the business into a wholly inappropriate site and reduce the operational area within the compound.

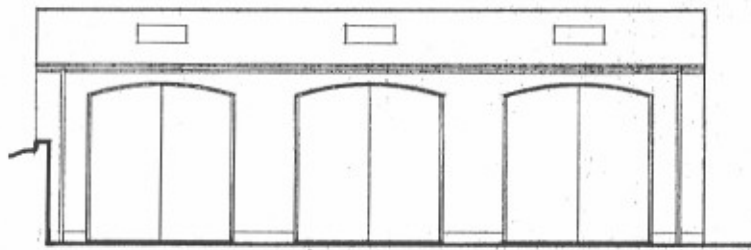
My client fears that this will lead only to further piling up of scrap vehicles and further problems of vehicles toppling over the boundary into his land adjoining.

X There is already obstruction of the public highway in front of the site by parked vehicles and as the operational area reduces so this problem will increase.

Yours faithfully

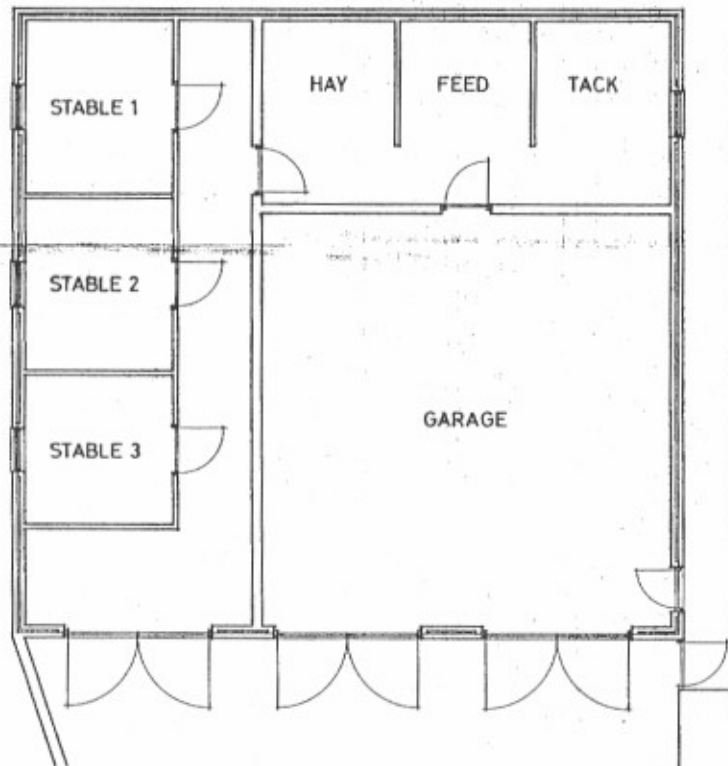


A C R Brown



SOUTH ELEVATION

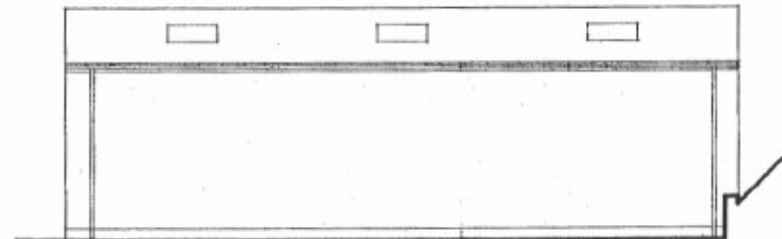
ALL NEW MATERIALS TO MATCH EXISTING.
Roof: 1/2" Plywood sheathing with 6" x 8" roof lights.
Walls: 1/2" Gypsum board finish.
Doors: 1/2" Stained timber.
Windows: 1/2" Brown pine.



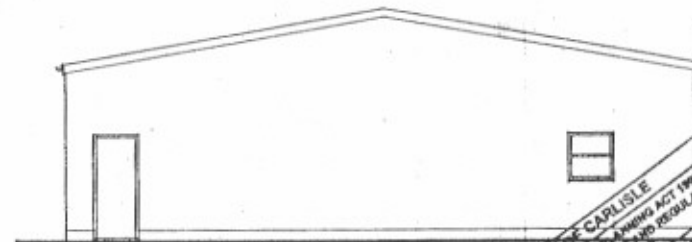
PLAN



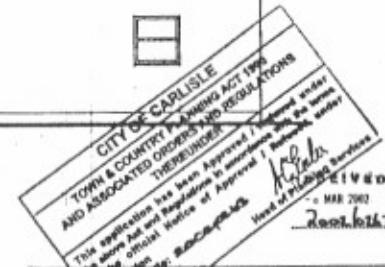
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



PROPOSED DOMESTIC GARAGE & STABLE
CLAYBANKS FIELD - BRAMPTON

Draw. No. 751/4
Scale: 1-50
Date: MARCH 2002