

Development Control Committee Supplementary Schedule

Containing information received
since the distribution of the
main schedule of applications

2nd June 2017



..let me tell you a STORY

....fast forward year 2020. Grandad sitting in his conservatory gazing sadly out on to the garden when he has a visit from his Grandson....climbs upon his knee...

Grandad Grandad...where have all the magpies and pigeons and blue tits and robins and wrens and starlings gone to ?

Sorry FREDDIE they aren't here any more.

Grandad Grandad...where have the little hedgehogs and rabbits and little frogs gone to ?

Sorry FREDDIE they aren't here any more.

Grandad Grandad where have all the little bats that used to fly over here at dusk gone to ?

Sorry FREDDIE we don't see them anymore.

Grandad Grandad where has the beautiful shy little deer gone to that used to visit secretly in the morning gone to ?

Sorry FREDDIE we don't see it any more.

Well Grandad Grandad why did those people come along and destroy the hedgerow and trees at the bottom of the garden that was the home and hideaway for all our wild life..why did they destroy it ?

Sorry FREDDIE I can't answer that question because it makes me so sad.

Grandad Grandad did the beautiful hedgerow of Crab Apple trees and Damsons and Sloe Bushes and Hawthorn blossom have anything to do with the disappearance of our wildlife ?

YES...everything to do with it...it can be called progress..it can be called greed FREDDIE...it certainly can't be for the good of the community as Carlisle is not that desparate for another 9 houses..sorry 13 houses..ooops sorry again 19 houses !! keep counting when another revised plan goes in.!

STORYS can be like fairy tales and have a happy ending FREDDIE..But other STORYS can be very sad and they call them TRAGEDYS.

Sorry FREDDIE go on to Google or Wikipedia and look at the pictures of what mother nature put on this earth for us to cherish and love and weep because they are no longer there.

GB

15th May 2017

PLANNING SERVICES	
REF	17/0093
17 MAY 2017 0048	
RECORDED	
SCANNED	
PASSED TO	SD
ACTION	

Ref: Proposal: Erection Of 19 No. Dwellings
Location: Land at Lansdowne Close, Carlisle, CA3 9HN
Appn Ref: 17/0093

Our names are Brenda and George Bullamore and we live at 49 Lansdowne Close, Carlisle, CA3 9HN. Our property is a bungalow in the cul de sac and is directly opposite the proposed access for the development.

We object to the building of 19 houses in the field at Lansdowne Close.

From the report by R.G. Parkins and Partners Ltd on the 27th April, I note that our bungalow, 49 Lansdowne Close, is in the category "potential for groundwater flooding to occur at surface". We are obviously very concerned by this. The applicant seems to dismiss this possibility despite the recognised impermeability of the land around here. They only seem to include information that does not exceed any required flow rates. The professional way in which Mr David Bell has addressed this in his submissions from 42 Lansdowne Close is a lot more convincing and **proves there is an issue to be addressed here – it cannot be ignored as there will be comeback on the developer/planning if this is passed without been sorted out properly – if it can be!**

Obviously the kerb on our driveway has been lowered for a car to cross, so any surface water running off the proposed site will run straight down our drive and into the garage and the area in front of our front door, with the obvious potential to then flood our bungalow. **From what we have read from the submissions this is potentially a real threat. We need some response to this from the developer that covers all the options that give rise to surface water. If not then the application has to be rejected.**

Light pollution

We are concerned that the headlights of cars leaving the proposed development will cause **significant light pollution** directly into our rooms that face the entrance.

As far as we can see, this has not been addressed!

Tree Preservation Order 2017 No. 288

We support the TPO effective from 27th April 2017 on the trees identified as T1, and A, B, C in the group G1.

Apart from the other advantages of established trees, the roots can absorb lots more surface water, so we should be advocating more trees on this development.

Independent Review of the Highway Proposals for this Planning Application tabled on the 12th and 15th May.

This report reiterates our assertion that the developer has only supplied documentation that is either inaccurate or does not cover all possibilities.

It is clear from this independent review that short cuts have been taken by the developer to cloud over the potential problems, for example:

The swept path plots for large vehicles moving, and turning, on Lansdowne Close and within the proposed development are not considered to be reliable because they do not use proprietary software and show an unorthodox and unreliable plots.

It does not allow for the presence of parked cars as well!

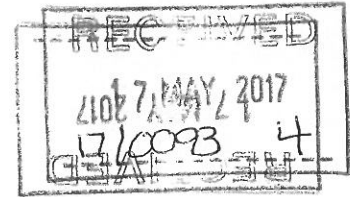
It has become a lot clearer now that this application should be rejected.

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 3:57 PM on 17 May 2017 from Mr Simon Hodkinson.

Application Summary

Address: Land at Lansdowne Close, Carlisle, CA3 9HN
Proposal: Erection Of 19No. Dwellings (Revised Application)
Case Officer: Stephen Daniel
[Click for further information](#)



Customer Details

Name: Mr Simon Hodkinson
Email: Not specified
Address: 27 Pennington drive Carlisle

Comments Details

Commenter Type: Comment

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I would like it noted that storys plans go up to our fence line,however our deeds state that our boundary goes back to the top of the mound about 4 feet behind our rear fence. I can send you a copy of my deeds if required .

Andrea Jackson

From: Leyland, Caroline (APHA) [REDACTED]
Sent: 18 May 2017 09:57
To: ED Admin Team
Subject: Appeal re proposed dwellings at Lansdowne Close

PLANNING SERVICES	
REF	17/0093
18 MAY 2017	
RECORDED	✓
SCANNED	✓
FORWARDED TO	✓
ACTION	✓

Good morning,

I refer the proposed plans for the 19 dwellings at Lansdowne Close, Carlisle.

I would just like to raise a few points :

- The report submitted by Helen Renyard details access ramps southeast to 40 Lansdowne Close (my property) – I would be grateful for further clarification on this, how this will affect access to my property and how this will affect parking?
- Reading the reports it all says it meets the highways regulations etc. That is on paper – it is a busy **little** cul-de-sac and I still fail to see the common sense on making a small cul-de-sac the access point to the proposed amount of dwellings. There are carers who regularly attend at the dwelling opposite and if there is a car parked on the road side in front of me there is no way a fire engine or ambulance could possibly pass by.
- Two cars at present find it difficult to enter and leave the cul-de-sac at the same time, and obviously this will get worse with the 40 odd extra vehicles entering and leaving the cul-de-sac.
- Visitors struggle to park as it is, and if I remember rightly when Story initialling came to look at the site, they were unable to park in the cul-de-sac.
- Regarding the gable end of the property that will be behind my house, this appears to be rather close to the end of the gardens at no 40 and 42. That's a nice view looking out down your garden – a brick wall. Especially if this goes ahead at the proposed 2 meters higher than our properties.
- Not all of the driveways cater for 2 cars which a lot of families have, all the persons at No 40 have a car so there are 3 vehicles to park.

I am not opposed to this site being built upon, but I am opposed to the amount of dwellings when we were told by Story's that it would be approximately 9, like for like in comparison to our cul-de-sac. The amount of traffic through a small busy area is not what I would consider as safe. Of course once it is built, it will all be forgotten by everyone else, and the problems with the excess traffic and access through the cul-de-sac won't be anyone else's problem, just the residents.

Caroline Leyland
40 Lansdowne Close
Carlisle

Animal and Plant Health Agency (APHA)

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Richard Maunsell

Development Management

Civic Center

Carlisle

PLANNING SERVICES	
REF	17/0193
0077	5 YORK COURT.
15 MAY 2017	
RECORDED	
SCANNED	
PASSED TO	RJM 11.5.2017
ACTION	

Dear Richard

I received a letter from Christopher Hardman regarding the proposed Development of Caldergate School, Kendal Street, Carlisle (Ref RJM/DC/17/0193)

Issues if the Development goes ahead:

Working Hours: Should be restricted from 9⁰⁰ - 17⁰⁰ on working days, no work on Sundays.
(Noise)

Dust Pollution: Possible Asbestos containing Materials must be securely removed without contaminating the neighbourhood.

Plant Machinery + Vehicles: Should not block access to road + houses in Kendal Street, York Street and Newcastle Street.

New Buildings: Should not be higher than the existing buildings (loss of daylight at the back windows in York Street)

I still think, keeping the School building is a better option than demolishing it. The inside of the building could be converted into flats, keeping

Comments made by neighbours and other interested parties are available for inspection by the applicant or the public on the Internet, via the Council's website or in person at the Civic Centre. In view of this you may wish to avoid including observations or information of a confidential nature.

Planning and related applications may either be determined by the Council's Development Control Committee or are delegated to Officers to determine. If the application is to be determined by Committee the press and public may attend the meeting. Copies of the Committee Reports and background information (including petitions, letters of objection and support) will be available for those attending. If you wish to know if or when the application is going to Committee please check online or contact the Case Officer. A list of the forthcoming Committee dates is available on the website.

May I also remind you of the Council's Right to Speak Scheme. A copy of the leaflet "Carlisle's Scheme for Public Speaking at Development Control Committee" is available from Planning Services or via the Planning Applications page on the City Council's website: www.carlisle.gov.uk

Yours faithfully



Christopher Hardman, Development Manager

Comments + Concerns
↓ ↓

Concerns:-

- Increase in on street parking
- Space for emergency vehicles to drive along Kendal + Newcastle St
- Effect of lack of parking for Carpet shop &
- demolition of historic building which could have been converted to flats with car parking in the old playground
- blocking light from existing housing

Comments + concerns

Stephen Daniel

From: DC@carlisle.gov.uk
Sent: 20 May 2017 14:39
To: Stephen Daniel
Subject: Application Comments for 17/0131

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 2:25 PM on 20 May 2017 from Mr W Vander Byl.

Application Summary

Address: Land behind 37 to 65, Scotby Road, Scotby
Proposal: Proposed Erection Of 34 Dwellings And The Enlargement Of The Gardens Serving Plots 6-8 Approved Under Application 16/0159.
Case Officer: Stephen Daniel
[Click for further information](#)

Customer Details

Name: Mr W Vander Byl
Email: [REDACTED]
Address: 45 Scotby Road Scotby Carlisle

Comments Details

Commenter Type: Comment
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Comment: I am pleased that the area is being developed. We also need to remember that Scotby is a village and not a city. I am sure I don't need to remind the Planning Department and the Planning Committee that as well as doing right by the developer, the needs and views of the immediate community should also be given due consideration. But in response to planning application 17/0131 I wish to make an objection on the planning grounds of Over-Intensive Use and of Poor Design. The submitted plans contravene local and national planning guidance on these two grounds. Regarding Over-Intensive Use (density), the applicant has sought to add dwellings to the number proposed in an earlier outline planning application, with the result that an application in a village setting now goes markedly against the development grain of existing properties. This would be bad for the future residents, represents poor neighbourliness in design terms (see below) and is of particular concern given the narrow access to this site, Highways Dept comments notwithstanding. The applicant acknowledges in the

Design & Access Statement that density is higher than average. The applicant justifies this blatant over development on the grounds that, were the apartment blocks semi-detached, the density would be within normal bounds. This is an astonishing argument to make: namely, that were the submission different, it would be acceptable. Planning officers and committee members will know that they must judge the application submitted, and not what might have otherwise been proposed. The flagrant over-development is defended in the Planning Statement on the grounds that it allows more housing types, and that it relieves development pressure elsewhere. Again, this is disingenuousness and does not represent good planning policy. A relatively small site will only bear a certain number of housing types. Multiplicity of design does not outweigh the local and national requirement for good design, including in terms of density, massing, bulk, height, and neighbourliness. In any event, over-development on this site is not acceptable. Central Government and Carlisle City have said repeatedly in policy documents that good design is central to good planning. That brings me to my second grounds for objection: Poor Design. I quote "Notice of Approval dated 8 April 2016. Section 4. Notwithstanding the details shown in the application, the dwellings subject of this approval located along the eastern boundary of the site shall be no higher than 1.5 storeys with all dwellings within the development site as a whole able to achieve the minimum distances as outlined in the Supplementary Planning Document 'Achieving Well Designed Housing'. The Reason given: In the interests of preserving the privacy and amenity of the neighbouring residents, to ensure that the development respects the scale and character of buildings in the locality and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016 and the Supplementary Planning Document 'Achieving Well Designed Housing". The National Planning Policy Framework specifically cites density, massing and height as being intrinsic to good design. The new Carlisle Local Plan 2016-2030, Policy SP 6, says that submissions should respond to the local context and the form of surrounding buildings in relation to density, height, scale, massing and established street patterns. Plots 13 and 14 back on to 43 and 45 Scotby Road. There is plenty of space on the development site to avoid overcrowding existing dwellings. Yet the application proposes buildings with three floors of living space at plots 13 and 14. The houses on Scotby Road would face sheer brick walls near the bottom of their gardens. This is unnecessary if the layout of the submission were altered. For example, if the plots were restricted to the original height of 1.5 storeys. Moreover, the location is at the higher land, not the lower land as claimed. It is also noted that the applicant gives the ridge heights for the houses on Scotby Road but not for the houses they intend to build, why not? All plans showing the existing houses on Scotby Road in relation to the distance to the new development are not accurate because they do not show the many extensions that have been added over the years. In the case of 45 Scotby Road the extensions

reduces the distance between plot 14 by over 8 meters. It is true that the proposals meet the BREEAM minima for overlooking occupied rooms, but those standards are minima. In this instance, the developer has a blank sheet and has no need to bring about a sense of enclosure. The proposed plans for these two dwellings breach planning guidelines on the grounds of height, bulk, massing and good design (visual amenity). It should also be noted that this is the third housing development in Scotby in 10/15 years that contains well over 120 dwellings but only one bungalow. This seems to me that the Planning committee is very elderly unfriendly to allow this to happen. Finally, I am concerned about drainage from homes on Scotby Road. The drains may run through the development site and I do not see convincing details that this has been properly investigated.

Richard Maunsell

From: Sheila [REDACTED]
Sent: 21 May 2017 14:05
To: Richard Maunsell
Subject: Skelton Court. Application 17/0304

Why after the issue of enforcement notices and Planning Inspector decisions is the Developer still pushing to have what has been built accepted? The application does not comply with the National Planning Policy Framework and is contrary to these policies within the Carlisle District Plan - SP6-HO2-HE3-HE7.

This development and proposed alterations continue to unacceptably harm the Conservation Area plus adjacent listed building, The lowering of the lift housing is likely to introduce more inharmonious features such as air conditioning units and numerous roof lanterns.

The proposed alterations to the roof profile and pitches does not address the concerns of the Inspector.

The proposed alterations still do not address the privacy issues or prevent the neighbours from being overlooked.

The fact that this development did not adhere to the initial permission granted and is still being contested 6 years down the line does not inspire confidence that future developments will have to adhere to the permission granted.

Eric & Sheila Fyfe
Applegarth
Wetheral
CA4 8JG

Sent from my iPad

Richard Maunsell

From: DC@carlisle.gov.uk
Sent: 21 May 2017 12:50
To: Richard Maunsell
Subject: Application Comments for 16/1021

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 12:36 PM on 21 May 2017 from Mr Mark Ogilvie.

Application Summary

Address: Globe Lane & Grapes Lane, The Lanes Shopping Centre,
Carlisle, CA3 8NX

Proposal: Installation of Security Shutters To Enclose Both Ends Of
Globe Lane & Grapes Lane (Retrospective)

Case Officer: Richard Maunsell

[Click for further information](#)

Customer Details

Name: Mr Mark Ogilvie

Email: [REDACTED]

Address: 35 Finn avenue Carlisle

Comments Details

Commenter Type: Comment

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Can I just congratulate the lanes shopping centre You have single handedly by the installation and use of the illegally installed shutters Moved an anti social problem from your doorstep to the doorstep of other retailers who don't have the luxury of shutters This problem could and should be resolved by better policing of the area and a zero tolerance of any offence committed anybody caught should not be given a warning they should be arrested and taken to court for recompence The shutters should not be in use and retrospective permission should be denied before the rest of the town centre becomes shuttered and boarded up overnight