

SCHEDULE A: Applications with Recommendation

15/0378

Item No: 10

Date of Committee: 10/07/2015

Appn Ref No:
15/0378

Applicant:
Mr Livingstone

Parish:
Wetheral

Agent:
Taylor & Hardy

Ward:
Wetheral

Location: Land to the north of Moor Yeat, Plains Road, Wetheral, CA4 8LE

Proposal: Erection Of 6No. Dwellings (Outline)

Date of Receipt:
30/04/2015

Statutory Expiry Date
25/06/2015

26 Week Determination

REPORT

Case Officer: Angus Hutchinson

1. Recommendation

- 1.1 It is recommended that authority to issue approval is given subject to satisfactory confirmation of the intended nature and form of provision regarding affordable/social housing by the applicant; the completion of an appropriate Section 106 Agreement; and imposition of relevant conditions.

2. Main Issues

- 2.1 Whether the proposal is well related to the scale, form, and character of the existing settlement/area (Policies CP5 and H1 of the CDLP 2001-2016).
- 2.2 Whether the proposal complies with Planning Guidance regarding affordable housing.
- 2.3 Whether the proposal would be detrimental to highway safety (criterion 5 of Policy H1 of the CDLP 2001-2016).
- 2.4 Whether the proposal would be detrimental to Policy CP12 of the CDLP 2001-2016 regarding the adequacy of any proposed means of foul and surface water drainage.
- 2.5 Ecological/biodiversity matters (Policy CP2 of the CDLP 2001-2016).

3. Application Details

The Site

- 3.1 This application relates to approximately 1.4 hectares of agricultural land lying to the north-west of the property known as Moor Yeat. Trees subject to TPO 264 are located along the northern boundary. Based on the available records an abandoned high pressure gas pipeline runs through the southern portion of the site; a medium pressure pipeline runs along the road frontage; and a low pressure gas pipeline also runs along the other side of Plains Road along the frontages of the dwellings known as The Oaks, The Limes, and Birchwood.
- 3.2 The Cumbria Landscape Character Guidance and Toolkit (CLCGT) (2011) identifies the site as falling within the Cumbria Landscape Character Type 5c: Rolling Lowland the key characteristics of which include: open undulating and rolling topography; lowland agricultural landscape dominated by pasture; hedges and hedgerow trees are common on lower ground; and some scrub woodland. The settlement pattern for sub-type 5c is identified as being predominantly dispersed but with some nucleation surrounded by traditional field systems. The CLCGT identifies a need to plant *“small mixed woodlands to enrich landscape pattern and to visually contain village expansion”* and use *“planting to strengthen the definition of gateways and enhance the identity”* of settlements.
- 3.3 The site lies within Flood Zone 1; the presence of breeding birds (including raptors), otter and red squirrels has also been recorded; and it is within a location where proposals involving the discharge of 2 cubic metres per day of water to ground or surface waters/beck/stream would lead to the notification of Natural England.

Background

- 3.4 The application is seeking outline permission for the erection of 6 detached dwellings with the submitted plans also showing the relocation of the existing access serving the holding. All aspects are for subsequent approval as reserved matters with the exception of the proposed means of access. The submitted forms and plans are accompanied by a Planning Statement; Statement on Land Contamination; a Design & Access Statement; and Flood Risk Statement - please see attached plans.
- 3.5 In June 2014, under application number 13/0534, full planning permission was given for the erection of three detached dwellings on the opposite side of Plains Road involving land adjoining The Oaks.
- 3.6 Under the “Carlisle District Local Plan 2015-2030 Preferred Options Consultation – Stage Two” (Spring 2014) a site, which is annotated as WE08 and larger but includes the land subject of the current application, is not identified as a preferred housing allocation. The aforementioned Preferred Options Consultation (Spring 2014) states that:

“Some frontage development of this site for two or three houses may be acceptable...However, preferable site for allocation are identified at the southern end of Wetheral, and these sites are considered to have a better

relationship to the village form, and have less of an impact on the landscape.

....Plains Road is a tree lined road which is characterised by large detached properties...The most northerly part of the road is at a much lower density, with large houses in large plots, with open fields to the rear.” (p.314)

- 3.7 The "Five Year Housing Land Supply Position Statement April 2015" indicates that on the basis of an average annual target of 480 net new homes the District currently has a 6.1 year deliverable housing land supply. On the basis of an average annual target of 565 net new homes, the District has a 5.15 year deliverable housing land supply.

4. Summary of Representations

- 4.1 This application has been advertised in the form of a site notice and the direct notification of the occupiers of 9 neighbouring properties in response to which we have received two formal objections and an e-mail raising concerns.

- 4.2 The objections are on the following grounds:

1. the proposal is for 6 new homes however the application is clearly seeking to establish the principle of development to the north of Wetheral;
2. it is important to note the distinction between deliverability and suitability when considering a site;
3. the emerging Local Plan (2015-2030) has not allocated this site and has instead allocated land to the southern edge of the village which is a more suitable location;
4. the proposed allocation on the southern edge of Wetheral would provide 100 new homes and could take up to 10 years to deliver - it would be premature to permit an extension to the north of the village in advance of the emerging Local Plan;
5. there are known drainage constraints in Wetheral and without a primary school in the village it would be premature to be supporting further growth over and above the allocations;
6. the site would not contribute to the vitality of the rural community;
7. it is not in a sustainable location as it is over 800m from public transport locations and services in the centre of the village/ 1 mile from the train station and village centre;
8. the proposal would lead to intrusion into the countryside that is not consistent with the landscape character of the edge of the village;
9. development to the north of the village could undermine the delivery of

the allocated sites and as such be contrary to the emerging spatial strategy of the Local Plan;

10. the site is located on a narrow road and on a bend and as a result could give rise to safety concerns.

4.2 The concerns are with regard to whether the main road could be widened and include a footpath for pedestrians.

5. Summary of Consultation Responses

Local Environment, Waste Services: - no objection - need to ensure adequate access for waste collection vehicles and access for householders to bring waste collection containers to the kerbside. The developer should be responsible for paying for the provision of refuse containers for each property.

Health and Safety Executive/ PADHI+ online consultation: - would not advise against the proposal with regard to the proximity of the various gas pipelines currently in use.

Northern Gas Networks: - an abandoned section of 450mm diameter high pressure pipeline crosses this site. Whilst the pipeline is shown as being abandoned, the pipeline will still be in the ground and will still be protected with a cathodic protection system. The easement for the pipeline will still be in place. This will restrict the work which may be undertaken within the easement. The developer must consult NGN with regard to the restrictions imposed by the presence of this section of pipeline.

National Grid UK Transmission - Plant Protection: - no comments received.

Carlisle Airport: - the proposal does not conflict with safeguarding criteria.

Forestry Commission: -no comments received.

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objection to the principal of this outline application. The provision of a footway and the relocation of the 30mph speed limit is acceptable. It is suggested that a village gateway feature at the location of the new limit is provided. The aforementioned improvements should be funded by the applicant.

Clerk to Wetheral PC: -no comments received.

United Utilities - (for water & wastewater comment): - the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. To reduce the volume of surface water draining from the site we would promote the use of permeable paving on all driveways and other hardstanding areas including footpaths and parking areas.

UU has no objection to the proposed development provided that two

conditions are imposed regarding foul and surface waters. Cumbria County Council - (Archaeological Services): - our records indicate that the site lies in an area of archaeological potential. It is located close to the site of an Iron Age or Romano-British farmstead that is shown on aerial photos and other prehistoric remains and a Neolithic axe have been found nearby. It is therefore considered likely that archaeological assets survive on the site and that these would be disturbed by the construction of the proposed development.

Consequently, it is recommended that an archaeological evaluation and, where necessary, a scheme of archaeological recording of the site be undertaken in advance of development and advise that this work should be commissioned and undertaken at the expense of the developer. It is considered that this programme of work can be secured through the inclusion of a condition in any planning consent.

6. Officer's Report

Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the saved policies of the Carlisle District Local Plan 2001-2016 (LP). Under Policies DP1 and H1 Wetheral is identified as a Local Service Centre that is recognised as a settlement capable of accommodating small scale infilling (defined as "*development between an otherwise continuous frontage*"), and subject to the satisfaction of the following criteria:
- the site is well related to the landscape of the area and does not intrude into open countryside;
 - the scale of the development is well related to the scale, form and character of the existing settlement;
 - the site layout and design of the buildings is well related to existing property in the village;
 - the proposal does not adversely affect the amenity of neighbouring property;
 - appropriate access and parking can be achieved;
 - the proposal will not lead to the loss of amenity open space within or at the edge of the settlement; and
 - the proposal will not lead to the loss of the best and most versatile agricultural land.
- 6.2 Other relevant Policies of the Local Plan include CP2, CP3, CP4, CP5, CP6, CP12, CP17, H5, and T1.
- 6.3 Policy HO 2 ("Windfall Housing Development") of the "Carlisle District Local Plan 2015-2030 Proposed Submission Draft - February 2015 states that new housing development on sites other than those allocated will be acceptable within Carlisle, Brampton, Longtown and villages within the rural area

provided that:

- the scale and nature of the development will enhance or maintain the vitality of the rural community within the settlement where the housing is proposed;
- the scale and design of the proposed development is appropriate to the scale, form, function and character of the existing settlement;
- the layout of the site and the design of the houses is visually attractive;
- on the edge of settlements the site is well contained within existing landscape features, is physically connected, integrates with the settlement, and does not lead to an unacceptable intrusion into open countryside;
- in the rural area there are either services in the village where the housing is being proposed, or there is good access to one or more other villages with services; and
- the proposal is compatible with adjacent land users.

Policy HO 2 also explains that applicants will be expected to demonstrate through consultation with the local community how the proposed development will enhance or maintain the vitality of rural communities.

- 6.4 At a national level, material considerations include the National Planning Policy Framework, March 2012 (the Framework/NPPF), Planning Practice Guidance (April 2014), and the Natural Environment and Rural Communities Act (2006).
- 6.5 Paragraph 215 of the NPPF highlights that due weight should be given to policies in such existing development plans according to their degree of consistency with the Framework. Paragraph 216 explains the weight that can be afforded to the policies of emerging plans. Paragraph 6 confirms that the policies set out in paragraphs 8 to 219 of the Framework, taken as a whole, constitute the meaning of sustainable development. Paragraph 14 of the NPPF highlights the presumption in favour of sustainable development which is referred to as “a golden thread”. For decision-taking this means approving development proposals that accord with the development plan; and where the development plan is absent, silent or out of date, grant permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
 - specific policies in this Framework indicate development should be restricted.
- 6.6 Paragraph 17 of the NPPF identifies 12 core planning principles including taking account of the different roles and character of different areas; supporting the transition to a low carbon future; contribute to conserving and enhancing the natural environment and reduce pollution; and conserve heritage assets.
- 6.7 Paragraph 55 of the NPPF goes on to explain that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

- 6.8 The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application in accordance with paragraph 118 of the NPPF. This is reflected in Section 40 of the Natural Environment and Rural Communities Act (2006) which states that every public authority must have regard to the purpose of conserving biodiversity. Local planning authorities must also have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted.
- 6.9 In this context, it is considered that the main issues are:
- i) whether the proposal is well related to the scale, form, and character of the existing settlement/area (Policies CP5 and H1 of the CDLP 2001-2016);
 - ii) whether the proposal complies with Planning Guidance regarding affordable housing;
 - iii) whether the proposal would be detrimental to highway safety (criterion 5 of Policy H1 of the CDLP 2001-2016);
 - iv) whether the proposal would be detrimental to Policy CP12 of the CDLP 2001-2016 regarding the adequacy of any proposed means of foul and surface water drainage; and
 - v) ecological/biodiversity matters (Policy CP2 of the CDLP 2001-2016).
- 6.10 When assessing whether the proposal is well related to the scale, form, and character of the existing settlement/area, it is considered that the boundary set by the underground medium pressure gas pipeline would appear arbitrary and not directly related to the physical features of the area. In order to address this point, the submitted Landscape Concept plan shows the planting of a dense woodland block with the extent of development parallel to that on the other side of the road as approved under 13/0534. Conditions can also be imposed with regard to the protection of those existing trees and hedgerows to be retained.
- 6.11 In relation to ii), there is an evident discrepancy between the Council's adopted Local Plan and Government guidance published on the 28th November 2014 with regard to Planning Obligations i.e. that affordable housing contributions should not be sought on any development less than 11 residential units. The majority of Carlisle's rural area is a designated area under Section 157 of the Housing Act (with the exception of Brampton). In addition there are two Areas of Outstanding Natural Beauty covering 5 settlements. In these areas, under the new guidance, the Council can choose to ask for affordable housing contributions for proposals between 6 and 10 dwellings. This aside, the applicant has yet to clarify the intended nature and form of provision regarding affordable/social housing.

- 6.12 On the matter of highway safety, the Proposed Site Access Junction plan shows: the relocation of the 30mph speed limit sign; the setting back of the hedgerow along the road frontage to aid visibility; and the provision of a footway along the frontage of the site. On this basis the Highway Authority has not raised any objections.
- 6.13 In relation to drainage, the submitted Landscape Concept plan shows each plot served by a soak-away for surface water; and the submitted forms indicate that foul drainage will be connected to the existing sewer. United Utilities has not raised any objections, however, as no details have been provided, it would be appropriate to impose a condition requiring the submission of additional information.
- 6.14 Finally, the Council's GIS Layer has identified that there are potentially protected species within or adjacent to the site. The proposal as submitted involves the provision of additional planting to the benefit of the local ecology. Using the guidance issued by Natural England, the development would not harm protected species or their habitat; however, an Informative can be included with any decision notice ensuring that if any protected species are found all work must cease immediately and the Local Planning Authority informed. It would also be appropriate to impose a condition prohibiting the removal of any existing hedgerow currently on the site during the bird breeding season unless an appropriate assessment has been undertaken.

Other Matters

- 6.15 The Historic Environment Officer at Cumbria County Council has advised that the site lies in an area of archaeological potential being close to a site of an Iron Age or Roman-British farmstead and other prehistoric remains; however, no objection has been raised subject to the imposition of a condition.
- 6.16 In relation to application 13/0534 Northern Gas Networks, who own the high pressure pipeline within the immediate vicinity of the site, advised that the section of pipeline adjacent to the development is laid in a heavier wall thickness which reduces the minimum proximity distance. On this basis, and the fact that the development was out-with the required easement of the pipeline, Northern Gas Networks did not raise an objection. In the case of the current application, Northern Gas Networks has similarly not raised any objection.
- 6.17 The boundary of the Wetheral Conservation Area is approximately 300 metres to the south-east of the application site. As such it is considered that the proposed development would not impact on the setting, character or appearance of the conservation area.
- 6.18 Because of the respective distances apart, it is considered that the proposal will not adversely affect the living conditions of adjacent properties by poor design, unreasonable overlooking or unreasonable loss of daylight or sunlight

Conclusion

- 6.19 In overall terms, the principle of development of the site is acceptable under the provisions of the NPPF. The siting and scale of the proposal is considered acceptable and would be well related to the existing built form of Wetheral. At the time of preparing the report the applicant has yet to confirm the intended nature and form of provision regarding affordable/social housing. This issue aside, it is considered that with regard to the remaining aspects the proposal is compliant with the objectives of the relevant Local Plan policies.
- 6.20 On this basis the recommendation is for authority to issue approval subject to satisfactory confirmation of the intended nature and form of provision regarding affordable/social housing; the completion of an appropriate Section 106 Agreement; and imposition of relevant conditions.

7. Planning History

- 7.1 The available records indicate that the application site has not previously been the subject of an application for planning permission.

8. Recommendation: Grant Permission

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of 1 year beginning with the date of this permission, and the development shall be begun not later than whichever is the later of the following dates:
- i) The expiration of 3 years from the date of the grant of this permission, or
 - ii) The expiration of 2 years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990. (as amended by The Planning and Compulsory Purchase Act 2004).

2. Before any work is commenced, details of the layout, scale, appearance, and landscaping of the site (hereinafter called "reserved matters") shall be submitted to and approved by the local planning authority.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3. The approved documents for this Outline Permission comprise:

1. the Planning Application Form received 27th April 2015;
2. the Site Location Plan received 27th April 2015;
3. the Landscape Concept plan (drawing no. 13 revision 06) prepared by Eden Environment Ltd;
4. the Proposed Site Access Junction To Serve 6 Dwellings (drawing no. C001 revision A) prepared by the WYG Group Ltd;
5. the Flood Risk Statement dated March 2015;
6. the Planning Statement dated March 2015;
7. the Statement On Land Contamination (ref. no. JTD/13/184);
8. the Design and Access Statement dated April 2015;
9. the Speed Survey Results received on the 27th May 2015;
10. the Notice of Decision;
11. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

4. Samples or full details of all materials to be used on the exterior of the dwellings and associated garages hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure the materials are appropriate to the building and character of the area in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. No development 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 in writing by the Local Planning Authority. This written scheme of investigation will include the following components:
 - An archaeological evaluation;
 - 1. An archaeological recording programme the scope of which will be dependant upon the results of the evaluation.

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 examination and recording of such remains in accordance with Policy LE9 of the Carlisle District Local Plan 2001-2016.

6. Where the results of the programme of archaeological work referred to in the above condition make it appropriate, there shall be carried out within two years of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the Local Planning Authority: an archaeological post-excavation assessment and analysis, the preparation of a site archive ready for deposition at a store, the completion of an archive report, and the preparation and submission of a report of the results for

publication in a suitable specialist journal.

Reason: To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development in accordance with Policy LE9 of the Carlisle District Local Plan 2001-2016.

7. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and garages shall be submitted to and approved in writing by the local planning authority before any site works commence. The development shall then be undertaken in accordance with the approved details.

Reason: In order that the approved development is appropriately located within the topography of the land in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. Before the occupation of any dwelling hereby permitted the existing 30 mph speed limit shall be relocated (as shown on the Proposed Site Access Junction To Serve 6 Dwellings drawing no. C001 revision A, prepared by WYG Group Ltd) in accordance with details submitted to and approved beforehand by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy H1 of the Carlisle District Local Plan 2001-2016.

9. Prior to the commencement of development hereby approved, a detailed landscaping scheme (inclusive of the proposed woodland block as identified on the Landscape Concept plan) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be at an appropriate scale and shall include:

- i) The exact location and species of all existing trees and other planting to be retained;
- ii) An outline specification for ground preparation for landscaped areas;
- iii) All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
- iv) All proposed boundary treatments with supporting elevations and construction details;
- v) All proposed hard landscaping elements and paving, including layout, materials and colours;
- vi) The proposed arrangements and specifications for initial establishment maintenance and long term maintenance of all planted and/or turfed areas.

Reason: To ensure that a satisfactory landscaping scheme is prepared in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

10. All planting, seeding or turfing comprised in the approved details of landscaping (with the exception of the woodland block) shall be carried out contemporaneously with the completion of the individual dwellings hereby permitted or, in the alternative, by not later than the first planting and seeding seasons following occupation of the respective dwelling, 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 in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

11. The approved woodland block planting scheme shall be carried out in the first planting season following the occupation or the completion (by the plastering out) of any dwelling hereby permitted, whichever is the sooner, and maintained thereafter. Any trees 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 the appearance of the area is not prejudiced by lack of satisfactory screening, and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

12. No site clearance or works to hedges 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 nesting birds in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

13. No dwelling hereby permitted shall be occupied until the respective means of access, driveway, and turning/parking area(s) have been fully 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.

14. Prior to the occupation of any dwelling hereby permitted the visibility splays and footway as specified in the Proposed Site Access Junction To Serve 6

Dwellings plan (drawing no. C001 revision A) prepared by the WYG Group Ltd. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, 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 grow so as to obstruct the visibility splays.

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

15. Before development commences, a plan shall be submitted to and approved in writing by the Local Planning Authority reserving adequate land for the storage of materials, the parking and turning of vehicles and plant engaged in construction operations associated with the development hereby approved. Such land, including the vehicular access thereto, shall be used for or kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Plan Policy LD8.

16. Before any work hereby permitted is commenced a technical report identifying a scheme for overcoming the existing constraints associated with the gas pipelines shall be submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the aforementioned scheme has been fully undertaken and completed in accordance with the approved details.

Reason: To safeguard the living conditions of the occupiers of the hereby permitted dwellings.

17. 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 contemporaneously with the completion of each dwelling hereby permitted.

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

18. Particulars of height and materials of all screen walls and boundary fences shall be submitted to and approved by the local planning authority prior to the commencement of the development hereby permitted.

Reason: To ensure that the appearance of the area is not prejudiced by lack of satisfactory screening which is not carried out in a co-ordinated manner and to ensure compliance with Policy

CP5 of the Carlisle District Local Plan 2001-2016.

19. Prior to the commencement of development hereby approved by this permission a scheme for the provision of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the investigation and, where possible, the inclusion of SUDs and shall be constructed and completed in accordance with the approved plans prior to the occupation of any dwelling hereby permitted.

Reason: To ensure a satisfactory means of surface water disposal and in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

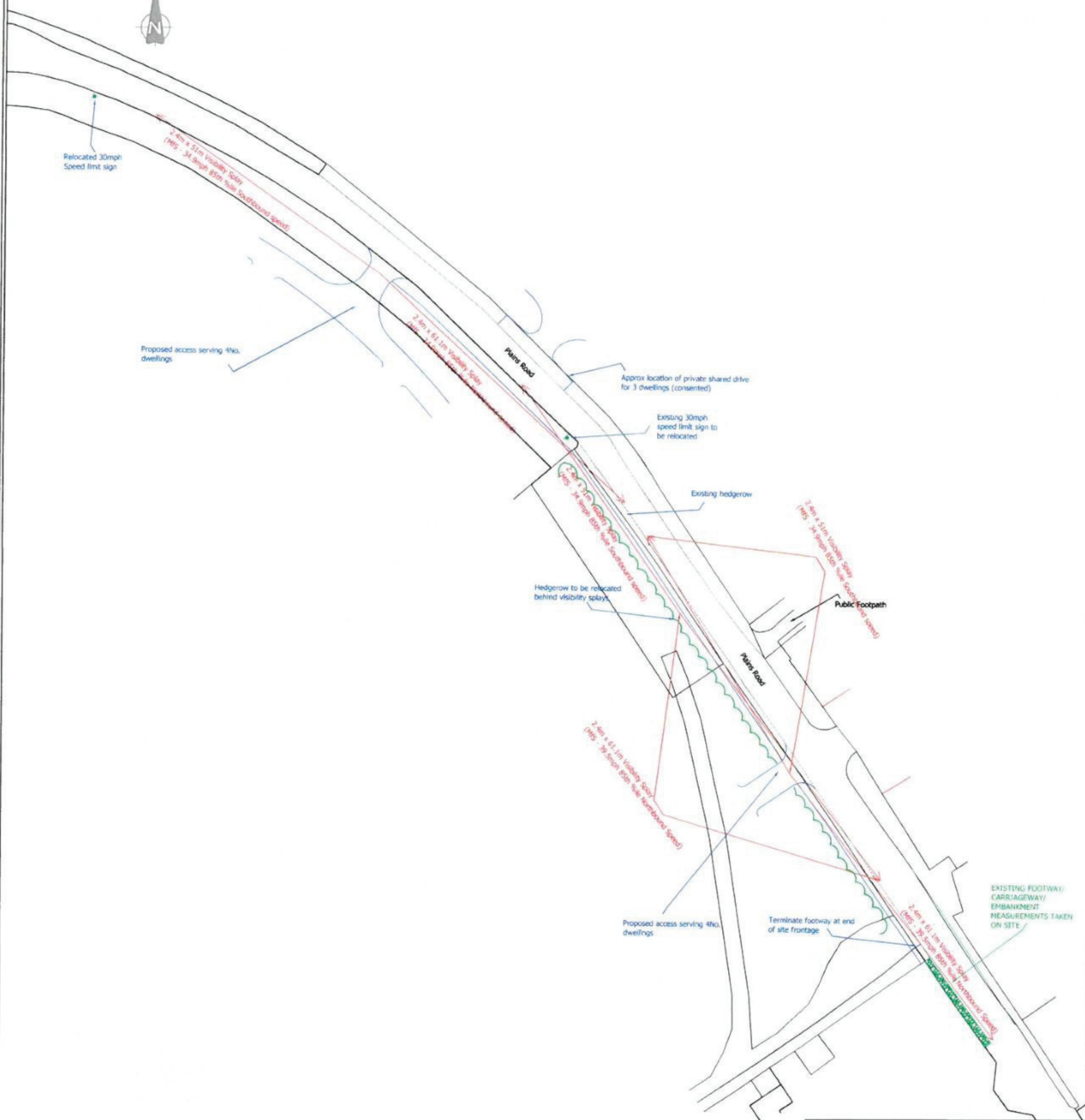
20. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the aforementioned scheme has been fully constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.



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Client: MESSRS LIVINGSTONE



Project:
PLAINS ROAD, WETHERAL

PROPOSED SITE ACCESS JUNCTION TO SERVE 6 DWELLINGS

Scale @ A2 1:500	Drawn GW	Date 11.04.14	Checked NB	Date 11.04.14	Approved NB	Date 11.04.14
Project No. A086687	Office 91	Type 18	Drawing No. C001		Revision A	

