

## SCHEDULE A: Applications with Recommendation

16/0672

Item No: 02

Date of Committee: 21/10/2016

**Appn Ref No:**  
16/0672

**Applicant:**  
Mr John Briggs

**Parish:**  
Wetheral

**Agent:**

**Ward:**  
Wetheral

**Location:** Warathwaite Head Farm, Armathwaite, Carlisle, CA4 9TB

**Proposal:** Erection Of Dog Boarding Kennels

**Date of Receipt:**  
11/08/2016

**Statutory Expiry Date**  
06/10/2016

**26 Week Determination**

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### REPORT

**Case Officer:** Suzanne Osborne

#### 1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

#### 2. Main Issues

- 2.1 The principle of development
- 2.2 Whether the scale and design is acceptable and the impact of the proposal on the character of the area
- 2.3 The impact on the living conditions of neighbouring residents
- 2.4 The impact on highway safety
- 2.5 Impact of the proposal on groundwaters
- 2.6 Impact of the proposal on biodiversity
- 2.7 Other matters

#### 3. Application Details

##### The Site

- 3.1 Warathwaite Head Farm is situated in open countryside approximately 530 metres south of Cotehill Village. The farm steading is set back approximately 40 metres to the east of the road that leads from Cotehill to Armathwaite and is served by an existing access that links to a large concrete yard. The

farmhouse, a two storey property constructed from stone/rendered walls under a slate roof, is located to the south of the yard with single storey outbuildings attached to its western side. There are two detached farm buildings (constructed from block walls and Yorkshire boarding under a fabricated roof) situated to the north of the yard.

- 3.2 There are two bungalows (Warathwaite Head Bungalow and Warathwaite Head Cottage) located either side of the access track leading to the farm steading. The property to the north-west of the track, Warathwaite Head Bungalow, is within the ownership of the applicant and has a separate access from the Cotehill-Armathwaite road. Warathwaite Head Cottage, which is situated to the south-east of the track, and directly behind the outbuildings attached to Warathwaite Head Farmhouse is also accessed via the road leading from Cotehill-Armathwaite however the property has a rear access via the track leading to Warathwaite Head Farm. To the south-east of Warathwaite Head Cottage a field is located which is also within the ownership of the applicant.

### **The Proposal**

- 3.3 The proposal seeks Full Planning Permission for the erection of a single storey building to provide dog boarding kennels on the site of a disused cattle shed to the north of the Warathwaite Head Farmhouse.
- 3.4 The submitted drawings illustrate the proposed building to have a width of 10 metres, a length of 24.1 metres with a maximum ridge height of 3.5 metres. The building would house 20 kennels each with their own covered external exercise area as well as a reception, food preparation area, store and grooming room. A secure corridor will run the entire length of the kennels. The proposed materials are insulated rendered block work walls with a insulated steel cladded roof. The west end of the building will be sunk into the ground by 1 metre to compensate for the incline in the land. A 2 metre Jakoustic reflective barrier with climbing plants and a native hedge is proposed immediately to the south of the proposed kennels to screen the 8 kennels which will face the existing concrete yard.
- 3.5 It is proposed to house an isolation kennel in the remaining cow shed situated to the east of the proposed kennels. A secured exercise paddock is proposed in the north-western corner of the field to the east of the site directly adjacent to the remaining cow shed. The exercise paddock will measure 12 metres in width by 15 metres in length and will be surrounded by a 1.8 metre security mesh fencing. A 2 m Jakoustic reflective barrier with a native hedgerow adjacent will be located to the south of the proposed exercise paddock to alleviate any potential noise issues.
- 3.6 Car parking/turning area to serve the development would be in the existing concrete yard immediately to the south of the proposed kennels. The development will be accessed via the existing track leading from the county highway.

#### **4. Summary of Representations**

4.1 This application has been advertised by the display of a site notice and by means of notification letters sent to two neighbouring properties and 6 other interested parties. In response to the consultation undertaken 7 letters of objection have been received.

4.2 The letters of objection cover a number of matters which are summarised as follows:

1. Impacts upon the health of the occupants of Warathwaite Head Cottage which was purchased due to the property being isolated with no noise;
2. Noise impacts of 20 dogs barking 24 hours 7 days a week;
3. Queries as to where dogs will be exercised;
4. Already had to complain to the applicant about dog fouling in the garden of Warathwaite Head Cottage;
5. How regular will waste collection be and where will it be stored for collection?
6. Plans do not show the rear access to Warathwaite Head Cottage ;
7. Loss of privacy to Warathwaite Head Cottage from customers using the adjacent access track;
8. Friends/Guests of the applicant currently park in front of Warathwaite Head Cottage therefore there are concerns that customers will also park in front of the property and block visibility from the access lane;
9. Potential for dog muck along the access track adjacent to Warathwaite Head Cottage;
10. Highway safety from those using the access track;
11. Proposal may have more activity than stated;
12. What time would the grooming dogs start to arrive;
13. Applicant breeds dogs. When will it become a licensed breeder and boarding kennels?
14. What are the proposed enforcement measures?
15. Warathwaite Head Cottage would never have been purchased if there had been kennels existing or in the planning stage;
16. Proximity of Warathwaite Head Cottage to the proposed kennels;
17. Impacts of the proposal on the Care Home nearby;
18. Impacts on the living conditions of neighbouring residents in terms of smell, hygiene and increased vehicular movements;
19. Commercial developments in the area should be limited to farm use only;
20. Dog barking and howling can be heard a mile down the road from the site already;
21. Potential for dogs to bark when on walks;
22. Already an established kennels 4.6 miles away. Is there a need for more

kennels?

## **5. Summary of Consultation Responses**

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection subject to the imposition of one condition regarding surfacing of the access drive.

Clerk to Wetheral PC, Wetheral Council: - no observations

Local Environment - Environmental Protection (former Comm Env Services-Env Quality): - no objection providing the measures within the management plan are adhered to. To protect the amenities of nearby residents it is advised that three conditions are imposed limiting the times the dogs occupy the kennels on the south-west facing elevation and the use of the external kennel runs and secure paddock area.

Northern Gas Networks: - no objections, standing advice received.

## **6. Officer's Report**

### **Assessment**

- 6.1 Section 54a of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), Policies DP1, CP1, CP2, CP3, CP5, CP6, CP12, EC11 and T1 of the Carlisle District Local Plan (CDLP) 2001-2016 and Policies SP1, SP6, EC11, IP3, IP6, CC5, CM5, GI1, GI3 and GI6 of the emerging (post submission) Carlisle District Local Plan (ECDLP) 2015-2030.
- 6.3 Carlisle's emerging (post submission) Local Plan 'The Carlisle District Local Plan 2015 - 2030' was submitted to the Secretary of State on 22nd June 2015 under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 6.4 Paragraph 216 of the National Planning Policy Framework identifies that:

*"From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:*

- *the stage of preparation of the emerging plan (the more advanced the*

- *preparation, the greater the weight that may be given);*
- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)".*

6.5 Carlisle City Council resolved at their meeting of the 10th February 2015, with regards to the emerging Local Plan, that *"once published for consultation, weight be given to the Carlisle District Local Plan (2015–2030) as a material consideration when exercising Development Management policy decisions, in accordance with paragraph 216 of the National Planning Policy Framework"*.

6.6 In exercising a decision on the proposal regard has therefore been had to the relevant policies and proposals within the emerging Carlisle District Local Plan 2015-2030. The particular weighting afforded to policies and proposals of relevance has been arrived at by considering each in turn and by way of reference to the provisions of paragraph 216 of the NPPF.

6.7 Carlisle's emerging Local Plan (CDLP 2015-2030) is now at an advanced stage having received the Inspector's report and is now progressing through the Council's processes towards adoption by the Full Council on the 8th November 2016. As such, in view of the advanced stage of plan preparation, these policies carry significant weight.

6.8 The proposal raises the following planning issues:

### **1. The Principle Of Development**

6.9 Paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. The NPPF goes on to highlight that in order to promote a strong rural economy, local and neighbourhood plans should: support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings. The NPPF also promotes the development and diversification of agricultural and other land based rural businesses.

6.10 The aforementioned advice is elaborated in Policies DP1 and EC11 of the CDLP. Policy DP1 seeks to promote sustainable development through concentrating development in the urban area then Key and Local Service Centres. Outside of these locations, in the remote rural area, new development has to be assessed against the need to be in the location specified.

6.11 Policies EC11 of the CDLP and EC11 of the ECDLP highlight that changes in agriculture over recent decades has resulted in a decline in farm-related jobs. As a result there is now a need to strengthen the economy in rural areas,

thereby, helping the countryside to diversify, flourish and sustain itself. Both policies encourage the reuse and adaptation of existing traditional buildings for commercial uses. Both policies also support new buildings provided that they are well related to existing groups of buildings to minimise their impact. Both policies also sets out criteria against which proposals will be assessed seeking to ensure that proposals are: complementary to or compatible with the agricultural operations in the rural area; are compatible with the character and scale of the operation and its landscape character; not lead to an increase in traffic levels beyond the capacity of the surrounding local highway network; and be capable of providing adequate access and parking arrangements.

- 6.12 The proposal is for the erection of a dog boarding kennels at Warathwaite Farm, a non working farm approximately 530 metres south of Cotehill Village. It is proposed to demolish an existing cow shed within the farm yard and erect a single storey building to create kennels for up to 20 dogs including a room for grooming, food preparation and a reception. It is proposed to employ 4 full time kennel workers, 2 of these however will be the applicants that live in the existing farmhouse.
- 6.13 In the context of the foregoing policy advice, the proposal would help provide economic growth within the rural area. The new building would be closely related to an existing group of buildings on the farm stading and would not have an adverse impact upon the character of the area. The principle of the proposal is deemed acceptable. The impact on the highway network, the living conditions of neighbouring properties and scale of development is discussed below.

## **2. Whether The Scale And Design Is Acceptable And The Impact Of The Proposal On The Character Of The Area**

- 6.14 The NPPF attaches great importance to the design of the built environment recognising that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The NPPF also indicates that planning decisions should not attempt to impose architectural styles or particular tastes. It is however proper to promote or reinforce local distinctiveness.
- 6.15 The relevant design policies of the CDLP and ECDLP seek to ensure that proposals respond to the local context in terms of height, scale and massing and by using appropriate materials and detailing. Local landscape character should be respected and development should be fully integrated into its surroundings.
- 6.16 The kennels and associated exercise paddock would be erected adjacent to an existing group of farm buildings which are set back over 40 metres from the road leading from Cotehill towards Armathwaite. The scale and design of the development correspond with the variety of buildings which are situated

around the existing concrete yard at Warathwaite Head Farm and the development would therefore not form a discordant feature.

- 6.17 Given the positioning of the proposed development and intervening buildings there would be limited views of the proposal from any public viewpoints. Where views are afforded the proposal would be viewed within the context of other existing buildings at Warathwaite Head Farm. In such a context it is not considered that the proposal would have a detrimental impact on the character of the area.

### **3. The Impact On The Living Conditions Of Neighbouring Residents**

- 6.18 Warathwaite Head Farm although situated in a relatively sparsely populated rural location 530 miles out of Cotehill Village has two neighbouring residential properties (Warathwaite Head Bungalow and Warathwaite Head Cottage) located either side of the access track leading to the farm stabling. As previously stated within this report the property (Warathwaite Head Cottage) to the south-east of the track and directly behind the outbuildings attached to Warathwaite Head Farmhouse is not within the ownership of the applicant. The occupiers of this property and other objectors amongst other issues have cited noise nuisance.
- 6.19 It is acknowledged that there may be some potential for noise to emanate from the kennels; however, in mitigation, the applicants have submitted a comprehensive management plan which confirms that the proposed kennels will be out of site from the none associated neighbouring property due to existing intervening higher farm buildings which would also deflect any air borne sound that may be produced on site. The kennel building will be of insulated block work construction and will be covered in stedmans AS35 insulated roof panels which will deaden the sound of barking from within. All doors in the kennels will be staggered and be constructed from uPVC which will insulate and prevent noise from dogs seeing each other. There will also be a window and tv in each kennel which will have a calming effect on the dogs, the kennel run walls will be breeze blocked to the roof to prevent dogs seeing each other, dogs will not have access to external runs after 7pm in the evening, each run will have a breeze block lip to prevent the dogs from barking at each other and noise will be prevented from the dogs in the 8 kennels which face towards the access and parking area by not allowing the dogs in the rooms during the opening times for customers to drop off or collect.
- 6.20 The management plan also confirms that the 8 kennels which face the access/parking area will be screened by a 2m Jakoustic reflective barrier with climbing plants and a native hedge. The grooming room will be for boarded dogs only and no 2 dogs not in the same family will be groomed at any one time. Dogs will be exercised in the secure paddock during the hours of 9am till 6pm and will be exercised individually to prevent barking unless they are from the same family. Dogs will not be left in the paddock unaccompanied and although noise is not envisaged a 2m Jakoustic reflective barrier will screen the paddock from the neighbouring bungalow.

- 6.21 The management plan goes on to state that the kennels are to be operated on an appointment only basis during the hours of 09:00-11:00 hours and 14:00-17:00 hours and a collection service will be offered.
- 6.22 It is acknowledged that the management plan submitted by the applicant incorporates a significant number of measures to prevent noise from dogs barking. The intervening buildings between the application site and Warathwaite Head Cottage would also help to disperse any noise that may be emitted from the proposal.
- 6.23 The City Council's Environmental Quality Section has been consulted on the proposal and has confirmed no objections to the proposal providing the measures within the management plan are adhered to. Environmental Services have advised that to protect the amenities of nearby residents three conditions should be imposed limiting the times the dogs occupy the kennels on the south-west facing elevation and the use of the external kennel runs and secure paddock area. In such circumstances Environmental Health have confirmed that the normal operation of the boarding kennels should not lead to excessive noise to neighbours i.e. from barking dogs etc.; however, should noise nuisance occur this would be subject to Environmental Legislation. Environmental Health has also confirmed that the kennels would also require a licence from the City Council.
- 6.24 In relation to the above it is considered that subject to a condition being imposed ensuring that all the measures in the management plan are adhered to (which includes time limits on the external kennel runs and exercise paddock) the proposal should not cause any noise nuisance to the occupiers of non-associated neighbouring properties. A condition is also recommended which ensures that the owner/manager of the kennels should reside at Warathwaite Head Farm, thereby, affording the opportunity to closely monitor potential noise issues. A further condition is recommended that would limit the number of dogs boarding at the kennels at any one time to 20.
- 6.25 In respect of the potential cumulative noise levels arising from this proposal and from domestic dogs at Warathwaite Head Farm and Warathwaite Head Bungalow should this be an issue it would be subject to Environmental Health Legislation. In light of the foregoing assessment, the proposal should not exacerbate the current situation to warrant a refusal of the application on intensification of use or unacceptable noise levels.

#### **4. The Impact On Highway Safety**

- 6.26 Concerns have also been expressed about highway safety, the submitted plans not showing the rear access to Warathwaite Head Cottage which is onto the existing un-adopted track leading to the proposed kennels and potential parking by visitors to the proposed development outside of Warathwaite Head Cottage adjacent to the county highway.
- 6.27 As previously stated within this report access to the kennels will be via the un-adopted access track leading to Warathwaite Head Farm. Parking will be in the existing concrete farmyard. Cumbria County Council, as Highways



Authority has been consulted and has no objections as the access and parking arrangements allows for vehicles to exit and enter the site without obstructing the highway; however, it does seek the imposition of one condition regarding surfacing of the access track. The views of the objectors are noted however, given that the Highways Authority do not share these views it would be difficult to substantiate a refusal of the application on highway grounds.

- 6.28 The objectors have also cited concerns regarding intensification of vehicular use to the site and the resulting impact upon their living conditions. Following a visit to Warathwaite Head Cottage it is evident that there are a number of windows on the side elevation and rear of the property facing towards the access track leading towards the application site. The applicants have confirmed that they anticipate 2 vehicular movements per day. Whilst it is inevitable that there would be an increase in vehicular traffic to the site as a result of the proposal it is not considered that the increase would be significant particularly given the site's historical use as a working farm.

## **5. Impact Of The Proposal On Groundwaters**

- 6.29 It is proposed that dog waste will be stored in an animal waste bin to the east of the proposed kennels and collected by a waste removal company on a fortnightly basis. All other remaining foul sewage will go into the existing septic tank. Should pollution occur in the future this would be subject to Environmental Health Legislation. Surface water drainage would be to an existing sustainable drainage system within the applicant's ownership. There is no objection to the drainage methods proposed however it is recommended, should Members approve the application, that conditions are imposed within the Decision Notice requesting full drainage details.

## **6. Impact Of The Proposal On Biodiversity**

- 6.30 The Council's GIS Layer has identified that there is the potential for several key species to be present within the vicinity. The applicant proposed planting next to the acoustic barriers which will help promote the biodiversity of the site. Using the guidance issued by Natural England, the development would not harm protected species or their habitat; however, an Informative is suggested within the Decision Notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

## **7. Other Matters**

- 6.31 Concerns have been raised by objectors with regard to the intended use of the kennels as there is concern that the kennels would become a licensed breeder and boarding kennels. The submitted application is for boarding kennels and has been assessed against relevant planning policies as such. Notwithstanding the foregoing, the applicant and his family do have several dogs in their ownership; however, under Environmental Health Legislation a Breeders Licence would only be required if, during any twelve month period five or more litters of puppies are born to bitches which are kept on the

premises.

- 6.32 Concerns have also been raised with regard to dog fouling however the submitted management plan indicates that the dogs would be exercised in the proposed paddock which would prevent any dog fouling within the surrounding area. Should dog fouling occur this would be dealt with under the relevant Environmental Health legislation.
- 6.33 An objector has also questioned the need for the kennels as there is an established kennels 4.6 miles away. The applicant is not required to demonstrate a need for the proposal and as stated in paragraphs 6.9-6.13 the relevant Development Plan Policies support the development of rural businesses.
- 6.34 The City Council has received objections on the basis that the proposal would have an adverse impact upon the health of the occupants of Warathwaite Head Cottage which was purchased due to the applicants having ill health and the property being isolated with no noise. As discussed in paragraphs 6.18-6.25 the applicant has submitted a comprehensive management plan and a number of measures to prevent noise nuisance. Should a statutory nuisance occur this would be dealt with under the relevant Environmental Health legislation.
- 6.35 The human rights of the occupiers of the neighbouring properties have been properly considered and taken into account as part of the determination of the application. Several provisions of the Human Rights Act 1998 can have implications in relation to the consideration of planning proposals, the most notable being:
- Article 6** bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;
  - Article 7** provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularize any breach of planning control;
  - Article 8** recognises the "Right To Respect for Private and Family Life".
- 6.36 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need.
- 6.37 Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

## Conclusion

- 6.38 It is considered that the proposed development would help to provide

economic growth within the rural area. The development is appropriate in terms of scale and design to the application site and will not have a detrimental impact upon the character/appearance of the surrounding area. Given the distances of the application site from neighbouring properties, the proposed construction method of the buildings, and, subject to the imposition of relevant conditions within the Decision Notice ensuring that the proposal adheres to the management plan and that the owner/manager of the kennels should reside at Warathwaithe Head Farm affording the opportunity to closely monitor potential noise issues it is not considered that the proposal would have such a significant adverse impact on the living conditions of the occupiers of non-associated neighbouring properties to warrant a refusal of the application on the basis.

- 6.39 Furthermore the proposal will not have an adverse impact upon biodiversity and subject to the imposition of relevant conditions the proposal should not have an adverse impact upon highway safety or existing drainage conditions.
- 6.40 On balance it is considered that the benefits of the proposed development (the creation of a new business to provide economic growth within the rural area) would significantly outweigh its limited adverse impact upon the living conditions of the occupiers of non-associated neighbouring properties. Accordingly the application is considered to be compliant with the criteria of the relevant Development Plan policies and is therefore recommended for approval subject to the imposition of relevant conditions.

## **7. Planning History**

- 4.1 In 1981, planning permission was granted for the erection of a replacement farmhouse (81/0341). A condition was placed on the permission that required the existing dwelling to be retained for use as an agricultural barn only.
- 4.2 In November 1984, permission was refused for the removal of condition requiring existing dwelling to be retained for use only as an agricultural barn (84/0685).
- 4.3 In December 1985, permission was refused for the variation of condition to enable barn to be used as a dwelling (85/0916). A subsequent appeal was dismissed.
- 4.4 In January 2013, permission was granted for the removal of condition 7 of previously approved planning permission 81/0341 to allow the agricultural barn to be used as a dwelling (12/0981).
- 4.5 In July 2013 Full Planning Permission was granted for a replacement dwelling (reference 13/0303).

## **8. Recommendation: 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 approved documents for this Planning Permission comprise:

1. the submitted planning application form received 25th July 2016;
2. the site location plan received 13th September 2016;
3. the block plan received 13th September 2016;
4. the submitted floor plans and elevations received 11th August 2016;
5. the management plan received 13th September 2016;
6. the details of the jakoustic barriers received 13th September 2016;
7. the cross section of the kennels exterior walls received 13th September 2016;
8. the email from the applicant received 4th October 2016;
9. the Notice of Decision; and
10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. This permission shall not be exercised by any person other than those person(s) residing at Warathwaithe Head Farm, Armathwaite.

**Reason:** But for the special circumstances of the applicant permission would not be forthcoming and in order to safeguard the amenity of the character of the locality in accordance with the objectives of Policy DP1 and EC11 of the Carlisle District Local Plan 2001-2016 and Policy EC11 of the Emerging Carlisle District Local Plan 2015-2030.

4. The building shall only be used for the boarding of not more than 20no. dogs at any one time.

**Reason:** The Local Planning Authority wish to control the precise nature of the use in order to safeguard the living conditions of the neighbouring residents in accordance with Policies CP5 and EC11 of the Carlisle District Local Plan 2010-2016 and Policies SP6 and EC11 of the Emerging Carlisle District Local Plan 2015-2030.

5. The grooming room shall be for boarded dogs only.

**Reason:** The Local Planning Authority wish to control the precise nature of the use in order to safeguard the living conditions of the

neighbouring residents in accordance with Policies CP5 and EC11 of the Carlisle District Local Plan 2010-2016 and Policies SP6 and EC11 of the Emerging Carlisle District Local Plan 2015-2030.

6. The kennels hereby approved shall be operated wholly in accordance with the management plan received on the 13th September 2016.

**Reason:** To prevent disturbance to nearby residential occupiers and in accord with Policy CP5 of the Carlisle District Local Plan 2001-2016 and Policy SP6 of the Emerging Carlisle District Local Plan 2015-2030.

7. The use of the kennels and exercise paddock hereby approved shall not be commenced until the acoustic barriers, as identified on the site location plan received 13th September 2016, have been erected.

**Reason:** To prevent disturbance to nearby residential occupiers and in accord with Policy CP5 of the Carlisle District Local Plan 2001-2016 and Policy SP6 of the Emerging Carlisle District Local Plan 2015-2030.

8. 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. 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 and in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016 and Policies IP6 and CC5 of the Emerging Carlisle District Local Plan 2015-2030.

9. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.

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

10. The development shall be landscaped in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority which shall indicate the proposed types, species planting heights and planting densities of all trees and shrubs to be planted together with the heights and profiles of any proposed earth modelling. The scheme shall be implemented during the planting season following the completion of the development hereby approved and any trees or shrubs which die, become diseased or are lopped, topped, uprooted or wilfully destroyed within the following five years shall be replaced by appropriate nursery stock.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared in accordance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016 and Policies SP6 and GI6 of the Emerging Carlisle District Local Plan 2015-2030.

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(347188, 549709)

(347232, 549709)

# Warathwaithe Head

## Farm

Proposed Kennels

Animal Waste bins

Isolation Kennel

CAR PARKING

2m Acoustic barrier with native hedgerow

**RECEIVED**

13 SEP 2016

1610672

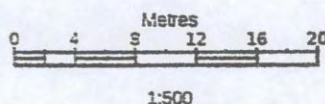
(347188, 549615)

(347232, 549615)

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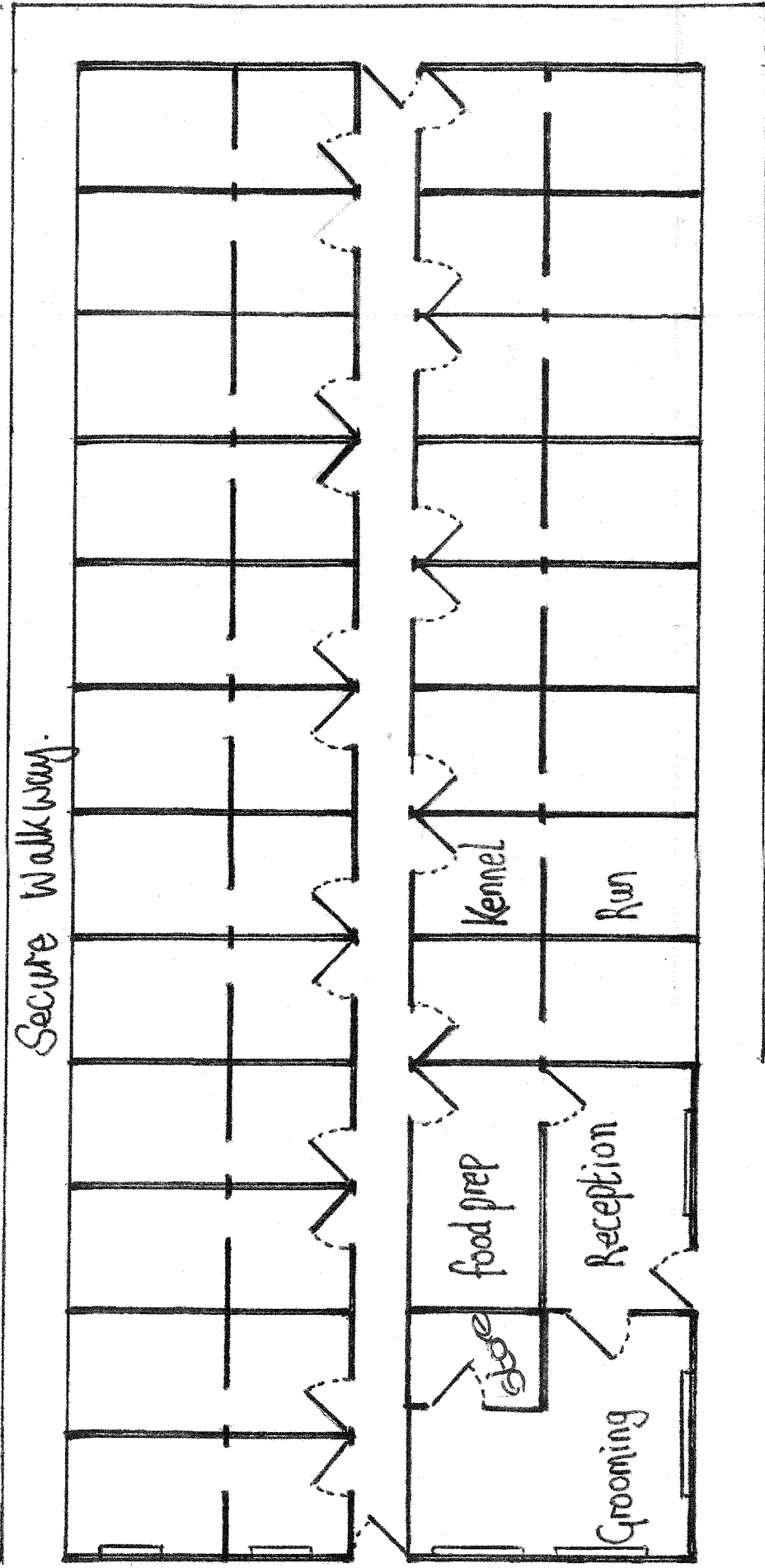
**WARATHWAITE HEAD FARM**  
**CARLISLE**  
**CA4 9TB**

Supplied by: Latitude Mapping Ltd  
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Centre coordinates: 347185 549662

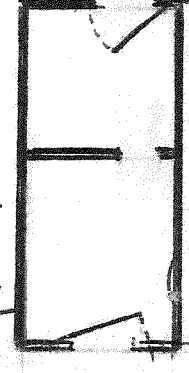


Scale 1:100

Floor Plan

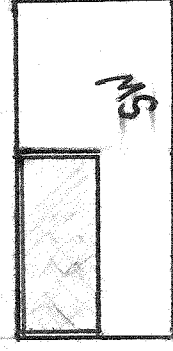
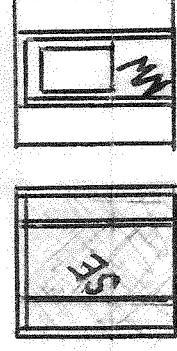


Isolation Kennel floor Plan

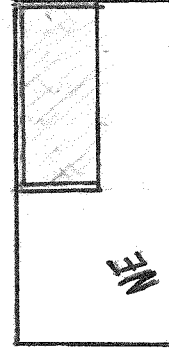


Isolation Kennel

Situated in existing  
COW Shed 10metres  
from proposed Kennels  
as located on the  
1:500 Scale Site plan.



Isolation Kennel elevations



PROPOSED LAYOUTS  
FOR LUXURY BOARDING KENNELS

CA4 QTB

for

WARATHWATE HEAD FARM

ARMATHWATE

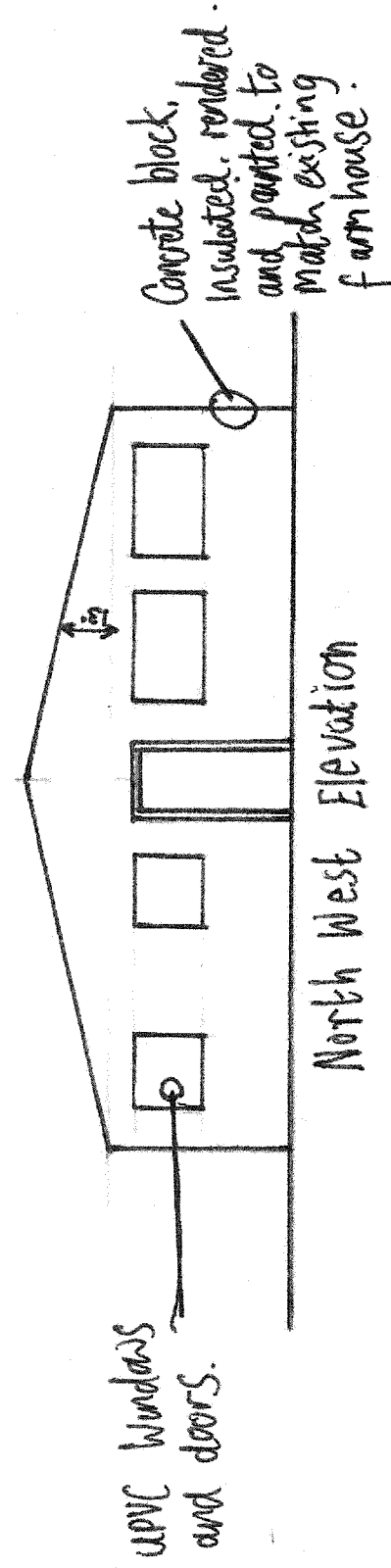
CARLSLE

CUMBRIA

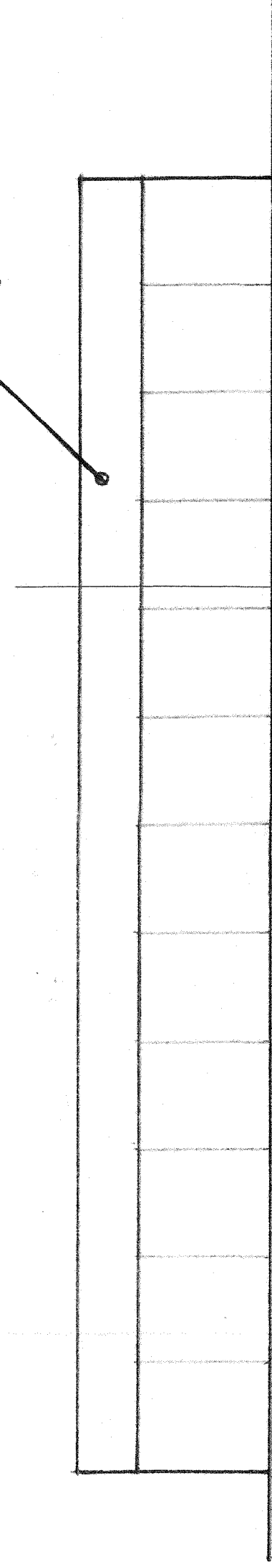
CA4 QTB

Tel NO 01228 560101

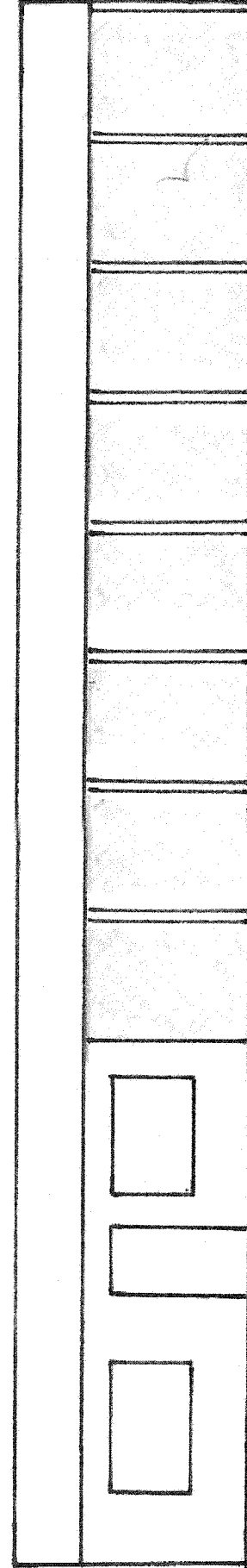
AS35 Insulated roof  
BS EN ISO 140-3:1995



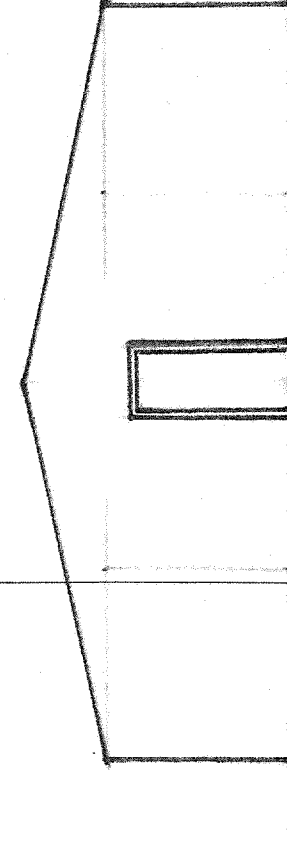
North West Elevation



North East Elevation



South West Elevation

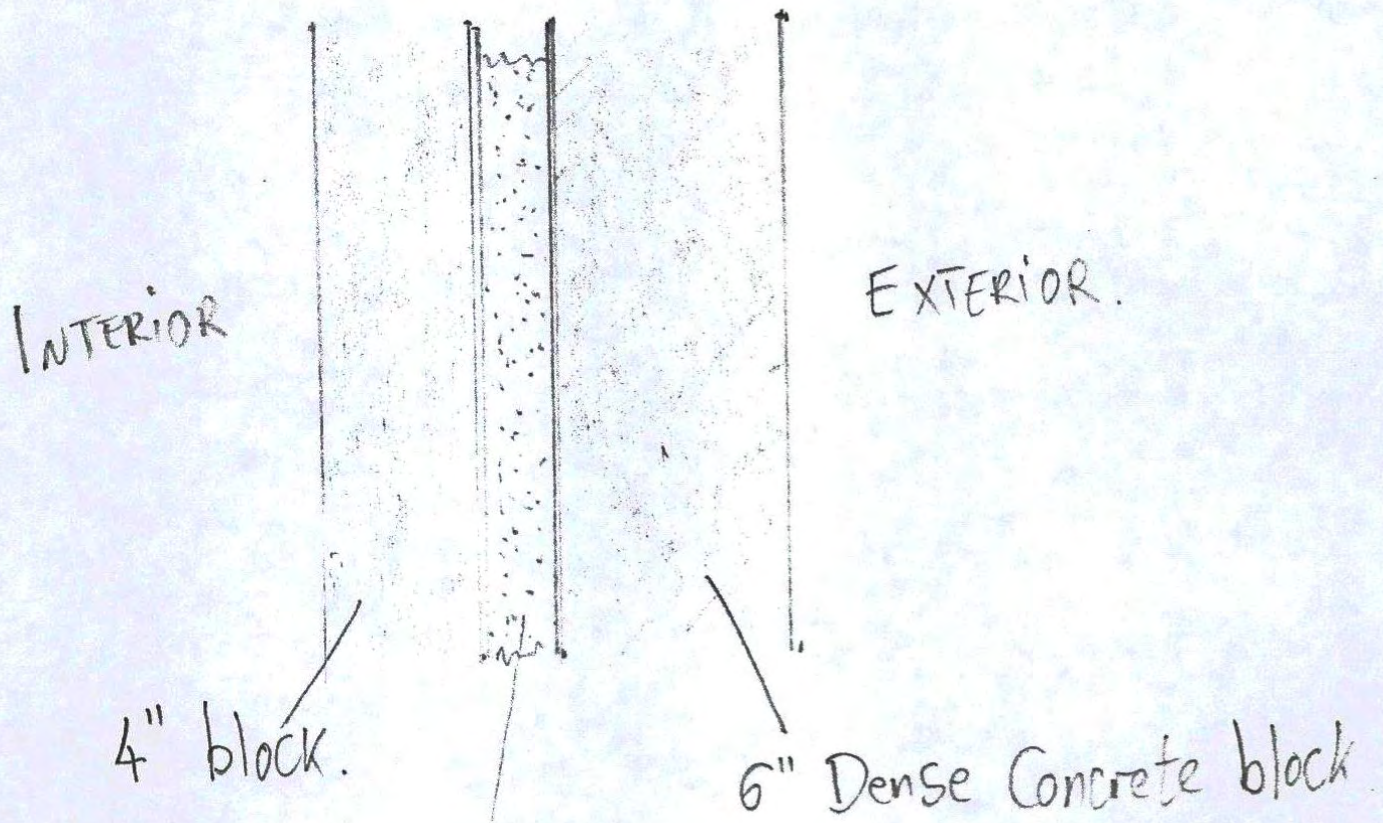


South East Elevation

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22 JUL 2016  
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11 AUG 2016  
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# Cross Section of kennels exterior walls



75mm Celotex insulation

