

SCHEDULE A: Applications with Recommendation

13/0519

Item No: 11

Date of Committee: 11/10/2013

Appn Ref No:

13/0519

Applicant:

Mr DI & Ms PA Bimson &
Martin

Parish:

Beaumont

Date of Receipt:

16/07/2013

Agent:

Ward:

Burgh

Location:

Monkhill Hall Farm, Monkhill, Burgh by Sands,
Carlisle, CA5 6DD

Proposal: Erection Of 1No. Dwelling (Outline)

REPORT

Case Officer: Stephen Daniel

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 The Scale & Design Of The Development
- 2.3 Impact Of The Proposal On The Living Conditions Of The Occupiers Of
Neighbouring Dwellings
- 2.4 Access & Parking Issues
- 2.5 Tree/ Hedgerow Issues
- 2.6 Other Matters

3. Application Details

The Site

- 3.1 The site currently contains a slurry tower and some adjacent land, part of which is used for storage of silage. It is elevated above the adjacent road, which runs along the western site boundary and is separated from it by a

hedge, which incorporates some trees.

- 3.2 The existing farm access runs to the front (north) of the site and this would be used to provide access to the proposed dwelling. Farm buildings adjoin the application site to the north, beyond which lies some residential development, with fields adjoining the site to the south, east and west.

The Proposal

- 3.3 The proposal is seeking outline planning permission for the erection of a dwelling on the site of the slurry tower. The block plan shows a dwelling with footprint of 13.5m by 11.5m. A 9m long garden would be provided to the rear of the dwelling, with a garden also being provided to the west of the dwelling, adjacent to the existing hedgerow. Access would be via the existing farm access.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to four neighbouring properties. Five letters of objection (from three separate dwellings) and one comment have been received. The letters of objection make the following points:
- The proposal extends the boundary of the village;
 - Will this set down a marker for future infill?;
 - If permission is given, would the adjacent farm sheds then be open to unwelcome infill development?;
 - This is the 2nd application for a house at Monkhill Hall Farm in one year – the first was granted due to its agricultural need but this has not yet been built, which leads me to question the need for a further dwelling;
 - Monkhill has had many new dwellings built in the last 10 years and there are applications in for 7 more currently, which is too much for the size of the hamlet;
 - There is no need for the dwelling – there are currently several dwellings for sale in Monkhill, some of which have been on the market for a long time;
 - The farm access road regularly floods – if a dwelling is built here there could be implications for future occupants and other residents on the road;
 - The drainage at Monkhill is a disgrace – surface water runs down the road and it starts at Monkhill Hall Farm – another dwelling would just

add to the problems;

- 19 properties have been built in Monkhill in recent years, which has increased congestion – there has been enough development;
- Monkhill is a hamlet and only has a pub and a sparse bus service;
- Houses should be built in areas with better amenities and planned for expansion, such as Burgh, which has more facilities including a school;
- The dwelling is for the applicant's daughter - the applicant has built 8 properties in Monkhill over the last few years and their daughter is living in one of them.

5. Summary of Consultation Responses

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objections, subject to conditions;

Cumbria County Council - Drainage: - comments awaited;

Local Environment - Environmental Protection: - no objections, subject to conditions;

Beaumont Parish Council: - the application site is an extension to the village; will the site be inspected by Environmental Health in relation to possible contamination; the application site starts very high; this is the 2nd application received for a dwelling at Monkhill Hall Farm in one year.

English Heritage - North West Region: - no objections;

United Utilities: - no objections, subject to conditions.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, H1, LE7, CP3, CP5, CP12 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:

1. The Principle Of Development

- 6.2 The site is currently occupied by a slurry tower, which is no longer needed by the applicants. It lies adjacent to some existing farm buildings, which lie adjacent to some residential properties. An existing farm access would serve the dwelling and the existing hedge, that lies adjacent to the road, would be retained. Whilst Monkhill only has a pub, the settlement lies in close proximity to Burgh-By-Sands, which contains a number of services, including a school, which could be used by any future occupiers of the dwelling. In light of the above, the proposal would be acceptable in principle.

2. The Scale & Design Of The Development

- 6.3 These matters are reserved for subsequent approval and do not form part of this application. The illustrative layout plan that has been submitted with the application shows a dwelling 13.5m by 11.5m within an acceptable sized plot. Given the elevated nature of the site, the height of any dwelling would need to be kept low, but this matter can be resolved at the Reserved Matters stage.

3. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Dwellings

- 6.4 The nearest residential property would have a side elevation over 35m away from the nearest part of the proposed dwelling and this distance would be sufficient to ensure that the proposed dwelling does not have an adverse impact on the living conditions of the occupiers of that dwelling through loss of light, loss of privacy or over-dominance.

4. Access & Parking Issues

- 6.5 The existing farm access would be used to provide access to the new dwelling. County Highways has no objections to this providing that provision is made within the site for the parking and turning of vehicles and this can be ensured by condition.

5. Tree/ Hedgerow Issues

- 6.6 The Block Plan shows a dwelling sited on the footprint of the existing slurry tower. The existing hedge/ trees along the western boundary of the site should be retained and a landscaping condition has been used to ensure that new and existing landscaping is incorporated into the scheme.

6. Other Matters

- 6.7 The applicant has indicated that surface water drainage would go to a soakaway. A condition has been added to the permission to deal with this, as requested by United Utilities.

Conclusion

- 6.8 In overall terms, the proposal is acceptable in principle. The scale and design of the dwelling would be addressed through a Reserved Matters application. The indicative layout plan illustrates that the dwelling could be located on the application site without having an adverse impact on the occupiers of any neighbouring properties. Appropriate access and parking could be provided and the proposal would not have an adverse impact of the existing hedge/ trees. In all aspects, the proposal is considered to be compliant with the objectives of the relevant national and local planning policies.

7. Planning History

- 7.1 A number of applications have been submitted at Monkhill Hall Farm over the

last few years but none are related to the application site.

8. Recommendation: Grant Permission

1. Before any work is commenced details of the layout, scale, appearance, access 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.

2. 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).

3. The approved documents for this Outline permission comprise:

1. the submitted planning application form, received 2 July 2013;
2. Contamination Study, received 2 July 2013;
3. Site Location Plan, received 3 July 2013 (Plan 2);
4. Block Plan, received 3 July 2013 (Plan 1);
5. the Notice of Decision; and
6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

4. Samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced.

Reason: To ensure the works harmonise as closely as possible with dwellings in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

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

6. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

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

7. No development approved by this permission shall be commenced until a scheme for the provision of 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 surface water and foul drainage disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwellings to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

Reason: To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

9. As the site is to be used for a sensitive development, a desk study and site reconnaissance (walk-over) report should be submitted with the Reserved Matters application. The report should include sufficient information to

determine the existence or otherwise of contamination and the nature and risks it may pose. The desk study should follow the guidance provided in the developer's guide.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. The first Reserved Matters Application shall include full details showing provision within the site for the parking, turning and loading and unloading of vehicles, so vehicles enter and leave the site in a forward direction, shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the facilities constructed; they shall be kept available for those purposes at all times thereafter; and shall not be used for any other purpose.

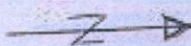
Reason: To ensure that all vehicles can be properly and safely accommodated clear of the highway and to support Local Transport Plan Policies LD7 & LD8.

11. The whole of the vehicular access area bounded by the carriageway edge and the gates shall be constructed and drained to the specification of the Local Highways Authority.

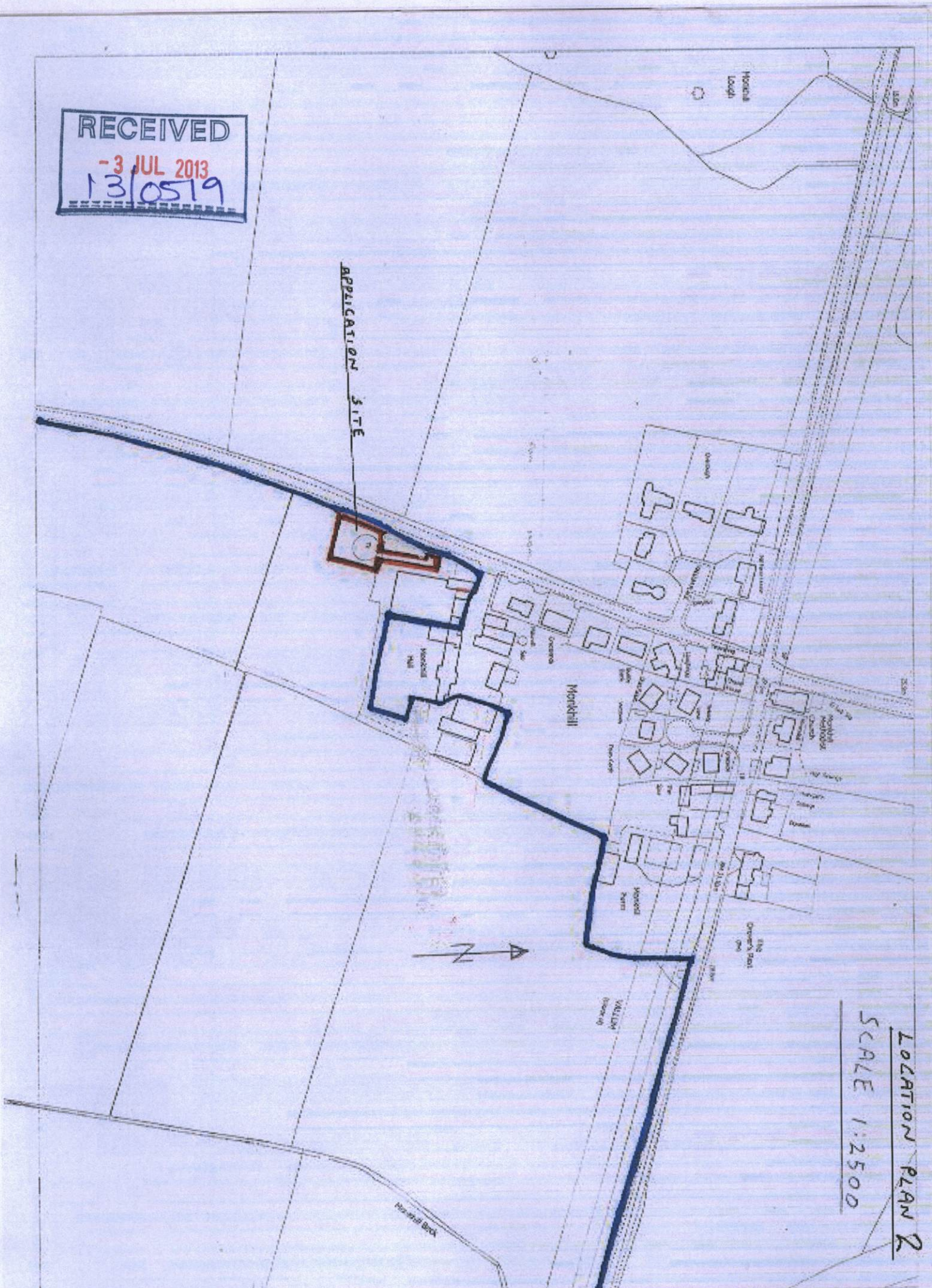
Reason: In the interests of road safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

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APPLICATION SITE



LOCATION PLAN 2
SCALE 1:2500



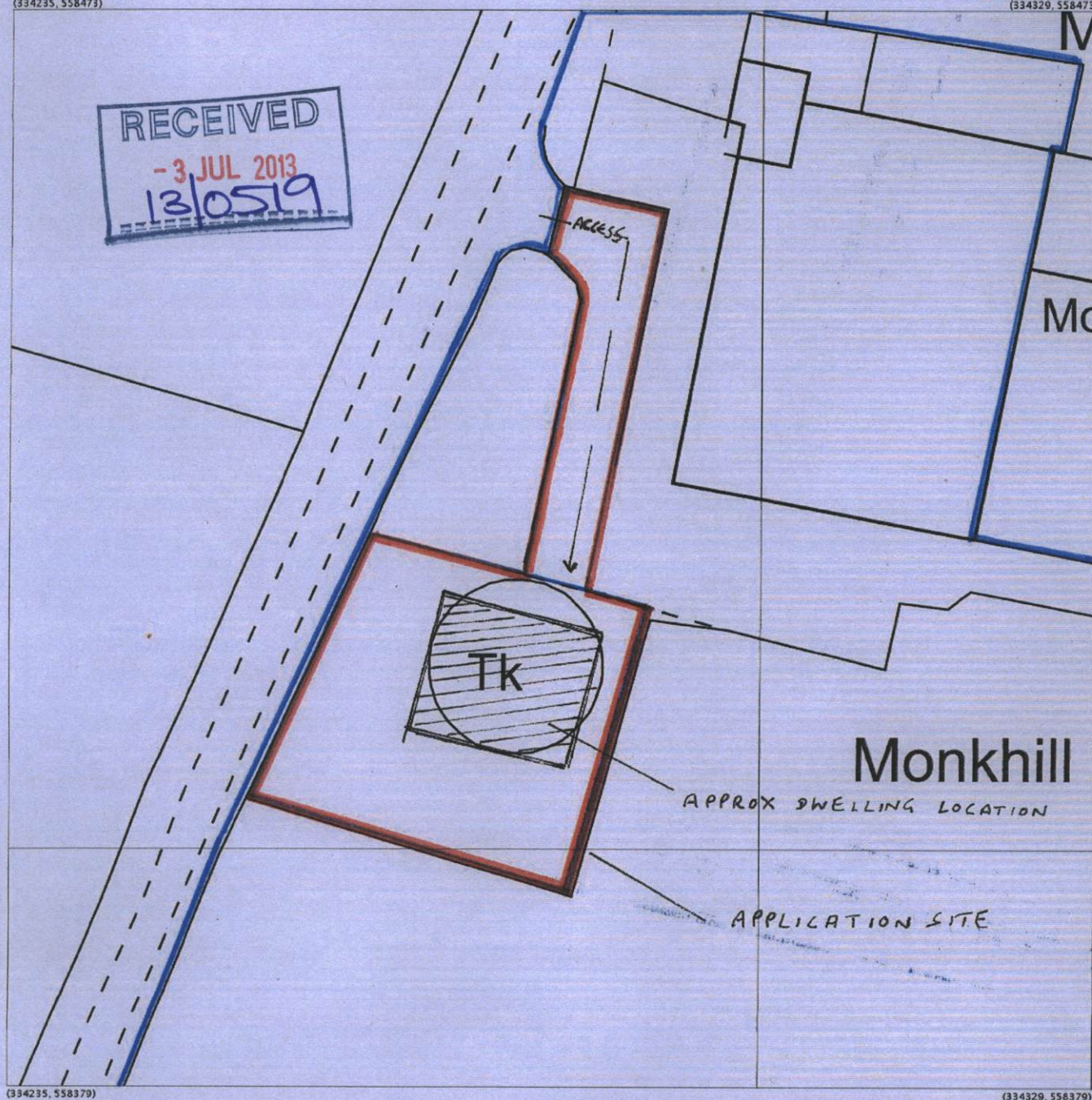
BLOCK PLAN 1



(334235, 558473)



(334329, 558473)



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MONKHILL HALL FARM
CARLISLE
CA5 6DD

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Reference: OI593301
Centre coordinates: 334282 558426