

DEVELOPMENT CONTROL COMMITTEE

FRIDAY 28 SEPTEMBER 2012 AT 10.00 AM

PRESENT: Councillor Scarborough (Chairman), Councillors Bloxham, Cape, Craig, Earp, Graham, McDevitt, Mrs Parson, Mrs Prest, Miss Sherriff, Mrs Warwick and Whalen

ALSO

PRESENT: Councillor Bainbridge attended part of the meeting as an observer

DC.77/12 APOLOGIES FOR ABSENCE

An apology for absence was submitted on behalf of Councillor Mrs Riddle.

DC.78/12 DECLARATIONS OF INTEREST

There were no declarations of interest affecting the business to be transacted at the meeting.

DC.79/12 MINUTES

The Minutes of the meetings of the Development Control Committee held on 5 July 2012, 6 July 2012, 11 July 2012, 13 July 2012 and 3 August 2012 were signed by the Chairman as a correct record of the meetings.

The minutes of the site visit meeting held on 26 September 2012 were noted.

DC.80/12 PUBLIC REPRESENTATIONS IN RESPECT OF PLANNING APPLICATIONS

The Director of Governance outlined, for the benefit of those members of the public present at the meeting, the procedure to be followed in dealing with rights to speak.

DC.81/12 CONTROL OF DEVELOPMENT AND ADVERTISING

RESOLVED – That the applications referred to in the Schedule of Applications under A, B, C and D be approved/refused/deferred, subject to the conditions as set out in the Schedule of Decisions attached to these Minutes.

(1) Erection Of proposed poultry breeding unit; siting of related agricultural worker's mobile home; engineering works and landscaping, land between A6071 and U1084, Smithfield, Carlisle (Application 12/0451)

The Planning Officer submitted the report on the application, which had been the subject of a site visit on 26 September 2012. The Planning Officer outlined for Members the background to the application, the proposal and site details, together with the main issues for consideration. The application had been advertised by means of site and press notices and direct notification to the occupiers of 11 neighbouring properties. In response 16 letters of objection, a petition against the proposal signed by 43 people and 9 letters of support had been received and the Planning Officer summarised the issues raised therein.

The Planning Officer explained that the nearest dwellings were 230m away from the site and that the site would be set back a minimum of 180m from the A6071 and between 65m and 90m from the U1084. The Planning Officer advised Members of the heights of the buildings which would house 22,800 birds. It was anticipated that the birds would produce 2.2 million hatching eggs per 66 week cycle which would produce 732,000 saleable breeding females.

Slides showing the sites from various locations were presented to the Committee and the Planning Officer explained that the buildings would be dug into the site and that the hedgerows would be strengthened. Surface water from the buildings and the apron would be diverted into a swale located at the front on the buildings. The Council's Drainage Officer had stated that that would be acceptable. In response to a question from a Member the Planning Officer advised that a swale was a large pond that provides drainage.

With regard to the highway, the Planning Officer advised that the junction would be improved and the Highways Authority had confirmed that warning signs could be installed along the A6071 which would be paid for by the applicant. The Highways Authority had suggested a new condition to replace conditions 8 and 9 in the report regarding access.

With regard to vehicle movement the Planning Officer confirmed that there would be on average 4.6 vehicle movements per week over the 66 week cycle.

The Planning Officer recommended that a further condition be included restricting deliveries to between the hours of 0600 and 2100 similar to that which was in place at the applicant's business at Hunley Bank.

The Planning Officer recommended that the application be approved subject to the imposition of the conditions stated.

Mr Davies (Objector) stated that he was a resident of Ryehill Park and that he objected to the proposal along with over 40 Smithfield petitioners. The building would house 23,000 birds in a building that would have the appearance of a large single unit. The proposal, which was almost as large as the Ryehill Park estate, would be less than 500 yards from the estate and a children's play area. Mr Davies advised that he had three objections to the proposal. The first objection was the loss

of a greenfield site which was currently a visual amenity. If the application was approved the land would change to intensive building based farming and although it had been proposed that the buildings would be screened by the mounds, they would be of an uncharacteristic shape on a gentle slope, and there was nothing similar along the A6071. The greenfield site would be lost for up to 50 years.

Mr Davies' second objection was in relation to the changes to the quiet and safe road (U1084). If the application was approved there would be lorries and staff cars using the road and that level of traffic would make the road a danger to walkers, dogs and cyclists.

The final objection related to the loss of natural scenic countryside. The textures and colours would change and the dark grey of the buildings would contribute to the loss of the natural scenic countryside.

Mrs Allen (Objector) stated that she had lived aside the A6071 and 50 yards from the lane for over 30 years. She had experienced first hand the hazards along the road which had resulted in double white lines being painted on the road from her property to Smithfield and a 30moph speed limit being imposed through the village. The narrow lane was not intended to be used for large vehicles and the large vehicles used during the six months of construction would make life difficult for residents. Mrs Allen was sceptical about the suggested low traffic movements once the construction was completed and also believed that a permanent dwelling would be built on the site, making a mockery of planning regulations and resentment from residents who had had application refused in the past.

Mrs Allen advised that the applicant had other sites that could have been utilised, none of which were as close to the village. The residents of Smithfield did not wish to be between two sites which housed thousands of hens and she believed it was unfair for large companies to disrupt village life for financial gain.

Mr Taylor (Agent) reminded Members that the importance of agriculture to the Cumbrian economy was recognised within the Joint Structure Plan as well as the Local Plan. The application was also compliant with the National Planning Policy Framework. The fall across the site had been used to set the buildings down and to use the arisings to create mounds that would be planted. That would limit the visual impact of the proposal. Access arrangements had been designed to ensure that HGV movements to and from the site were from the south connecting to the A6071 and the advice from the highway authority was that the proposal was acceptable to them. The careful siting and design of the proposed buildings, together with the mitigation measures proposed had been designed to minimise any harmful effect upon landscape character.

The Committee then gave consideration to the application.

A Member queried whether a condition could be imposed that would ensure that the mobile home would be removed if the business proved not to be viable. The Planning Officer confirmed that the consent for the mobile home was temporary for a 3 year period.

The Member hoped that the revised conditions would improve safety on the A6071. The Planning Officer confirmed that the advanced junction warning signs and a sign at the junction would help to make the road safer.

A Member stated that she had had reservations about the application but having considered the report believed that the proposal would not be detrimental to the local area. The Member noted that there had been no objections to the business at Hunley Bank and although the business would not employ a lot of people it would employ at least one person. The Member believed that unless such modern farming methods were implemented villages would cease to exist. For those reasons the Member moved that the application be approved.

A Member stated that whilst he had sympathy with the residents rural areas were for farming and that as Cumbria was a rural county such changes would have to be accepted. The Member was concerned about highway safety and stated that, as a County Councillor, he would ensure that measures would be put in place to make the highway safer. The Member seconded the motion that the application be approved.

RESOLVED – That permission be granted subject to the conditions indicated in the Schedule of Decisions attached to these Minutes.

(2) Erection of 3no detached dwellings, land between Lomond and Gladsmuir, Broomfallen Road, Scotby (Application 12/0678)

The Planning Officer submitted the report on the application and outlined for Members the proposal details, together with the main issues for consideration. The application had been advertised by means of 2 site notices and notification letters sent to the occupiers of 4 neighbouring properties. At the time of preparing the report for the meeting 11 letters of objection and 12 letters of support had been received; and the Planning Officer summarised the issues raised therein.

The Planning Officer presented slides of the site showing house types in the area and the position of the site and hedges. The Planning Officer advised that the report should be amended to read that trees would be retained along the northern boundary and not the western boundary as stated.

The Highways Authority had raised no objection subject to the imposition of conditions and had requested that 3 in curtilage parking spaces be provided. The drawings indicated the provision of a double garage for each property together with an area in front of the garage that could be used for additional parking. Therefore it was considered that the request had been met. However a condition could be imposed to ensure that the garages were retained as such and to restrict conversion to additional accommodation.

Condition 4 in the report referred to a ground source heat pump; the Planning Officer advised that such a pump would not be installed but a biomass pump would be used instead.

The Planning Officer advised that in overall terms the principle of development of the site was acceptable under the provision of the National Planning Policy Framework. The proposal did not adversely affect the living conditions of adjacent properties by poor design, unreasonable overlooking or unreasonable loss of daylight or sunlight. The siting, scale and design of the proposal was considered acceptable and would be well related to the existing built form of the village. The development would not create a precedent for further applications in the area which, in any case, would have to be considered on their own merits. In all aspects the proposal was considered to be compliant with the objectives of the relevant Local Plan policies. Therefore the Planning Officer recommended that permission to issue authority for approval be granted subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 to secure a contribution towards affordable housing.

Mrs Braidwood (Objector) stated that she had not received a letter advising her of the procedure of the meeting and believed that other residents may not have received notification. A meeting had been held the previous evening outlining proposals for 46 houses in Scotby village and a further 32 on Broomfallen Road. Mrs Braidwood queried why the Planning Department should consider such developments when a number of large family homes had been on the market for over a year.

With regard to the letters of objection Mrs Braidwood advised that all were from residents within the neighbourhood who understood the impact that the proposal would have on them. The 9 letters of support were from people who lived some distance away from the site or from friends and associates of the applicant. Those people would have no knowledge of the safety issues of the road. The site was a greenfield site and any infill would create a ribbon development joining the village to Cumwhinton. The proposal was not in keeping with the character of the village and Scotby would lose its rural atmosphere. She believed that a brownfield site should be used. There was no footpath or lighting along the proposed site and although a 30mph limit was in place it was rarely adhered to. The school at Scotby was full and Mrs Braidwood queried where the children who would move into the proposed dwellings would be educated.

Mrs Braidwood requested assurance that the lane to her property would not be used as access to the site during construction as it was unadopted and in a poor state of repair. Mrs Braidwood advised Members that the image that had been shown was out of date and that her property now had a large conservatory and therefore she challenged the 21 metre rule. Three of her habitable rooms would overlook the site and her privacy would be compromised if trees were removed. The proposed driveway, which was close to the habitable rooms, would have potentially 6 cars driving along it resulting in excessive noise from cars and children and light from headlights. Mrs Braidwood also queried who would maintain the proposed planting. Mrs Braidwood reminded Members that the Council's Strategic Housing Land Availability Assessment (SHLAA) stated that the land was "poorly related to any established settlement and would constitute unsustainable development". Therefore Mrs Braidwood requested that the application be refused.

Mr Armstrong (on behalf of the agent) stated that the applicant and agent had consulted with officers with regard to the application and that the proposals were based on the National Planning Policy Framework guidance and therefore believed that the application should be considered in that context. The proposal would provide a choice of affordable family homes and enhance and improve the rural accommodation. Discussions had been held throughout with Planning Officers and the application complied with planning policies. The application recognised local architecture and aimed to maintain the rural aspect by a natural in-fill of the area.

Sustainable features had been incorporated and that the houses would be high quality and would provide support for the services within the area.

The Committee then gave consideration to the application.

A Member queried whether a condition could be imposed to extend the pavement to join up with the pavement further along the road. The Planning Officer advised that that could be discussed with the applicant but as the Highways Authority had not raised any objection it was not clear if such a condition could be implemented.

A Member believed that such a condition should be imposed. The Member also believed that a contribution should be sought towards additional school places as had been imposed in a similar application in Cumwhinton.

With regard to a contribution towards school places the Planning Officer advised that the proposal was small and fell below the threshold for contribution.

The Director of Economic Development advised that as the Highway Authority had not raised the lack of footpath as an issue it would be difficult to impose a condition to extend the footpath. However the issue would be discussed with the applicant.

It was moved and seconded that authority to issue approval of the application be granted subject to the completion of a S106 Agreement to secure a contribution towards affordable housing.

RESOLVED – That authority to issue approval of the application be granted subject to the completion of a S106 Agreement to secure a contribution towards affordable housing.

(3) Erection of 2no detached dwellings (Outline), land between Rosebank and Hembleswood, Paving Brow, Brampton, CA8 1QR (Application 12/0563)

The Planning Officer submitted the report on the application and outlined for Members the proposal and site details, together with the main issues for consideration.

The application had been advertised by means of a site notice and direct notification to the occupiers of 7 neighbouring properties. In response 5 letters of objection had been received and the Planning Officer summarised the issues raised therein.

The Planning Officer presented slides of the site. He explained that the site was designated as Urban Fringe Landscape and as a Landscape of County Importance. In the absence of a 5 year supply of housing the Council had adopted an Interim Housing Statement in May 2012. On that basis the Council would consider proposals for new housing development on sites in Brampton, which adjoined the existing built up area and which were well related to it. The National Planning Policy Framework did not promote local landscape designations but advocated a Landscape Character Approach. The County Council had produced a Landscape Character Appraisal for Cumbria that identified that the site lay within an area of "sandy knolls and ridges". In the application landscape small scale development was acceptable where it was carefully sited.

The Planning Officer advised that in overall terms, the proposal was acceptable in principle. The scale and design of the dwellings would be addressed through a reserved matters application. The indicative layout plan illustrated that two bungalows could be located on the application site without having an adverse impact on the character of the area or on the living conditions of the occupiers of any neighbouring properties. In all aspects the proposal was considered to be compliant with the objectives of the relevant national and local planning policies. Therefore the Planning Officer recommended that the application be approved.

It was moved and seconded that the application be approved.

RESOLVED – That permission be granted subject to the conditions indicated in the Schedule of Decisions attached to these Minutes.

(4) Erection of retirement housing for the elderly comprising 42no apartments, communal facilities, landscaping and car parking, Social Club and Field, St Augustine's Church, Waverley Gardens, Carlisle, CAS3 4JU (Application 12/0025)

The Planning Officer submitted the report on the application, which had been deferred at the last meeting to enable the applicant to consider the proposed proportional split between 1 bedroom and 2 bedroom units and the number of parking spaces would be provided. The revised plan within the report indicated an additional 4 parking spaces. A letter had been received from the applicant explaining their position on the unit mix which was based on the extensive experience of the applicant gained over 36 years.

The applicants had also advised that every McCarthy and Stone development was provided with only one guest suite irrespective of the size of the development. Whilst visitors' needs could not be met at busy periods such as Christmas, alternative accommodation was available in the local area and the use of such accommodation would boost the local economy.

The Planning Officer outlined for Members the proposal and site details, together with the main issues for consideration. The application had been advertised by means of site and press notices and direct notification to 43 neighbouring properties.

In response 6 letters of objection had been received and the Planning Officer summarised the issues raised therein.

In overall terms, the principle of the proposed development was acceptable. The scale and design of the building would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over dominance. The proposed access, parking arrangements and drainage were acceptable. The applicant had agreed to make planning contributions which would be used towards the provision of affordable housing and the maintenance of amenity space in the locality. In all aspects the proposals were considered to be compliant with the objectives of the adopted Local Plan. Consequently, the Officer requested authority to issue approval subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 to cover affordable housing and the maintenance of amenity open space in the area.

Mr Tindall (Objector) stated that he was representing the views of the residents affected by the application. The main objection to the application was the scale of the development in terms of height and the proposed number of apartments. The maximum height would be taller than any existing property and the buildings would not blend in with the existing buildings as many of them were bungalows. Mr Tindall stated that there were many similar properties available in the town and many are purchased by landlords. Mr Tindall queried whether, when the properties were available for re-sale, they would be purchased by McCarthy & Stone and queried the need for such apartments. The high quality homes would be aimed at the more affluent purchaser many of whom would have their own vehicle. A recent report had indicated that there were currently over 1 million drivers over the age of 80.

Mr Tindall queried where cars that could not park on the development would park. That situation had often occurred when the church held car boot sales. The overspill could cause access problems for emergency service vehicles or council service vehicles such as waste and landscape. With regard to the access onto Waverley Gardens, Mr Tindall reminded Members that the site address was Waverley Gardens but the church address was Briar Bank. Mr Tindall believed it was a dangerous decision to use Waverley Gardens as the access when the Highways Authority had stated that it would prefer access to be from Briar Bank. Mr Tindall queried whether site traffic would be through Waverly Gardens or through church land. In conclusion Mr Tindall invited the Committee to visit the site and see the potential impact on properties from his own house.

Mr Butt (Agent) advised that McCarthy and Stone were pleased to have the opportunity to develop the site which was ideally suited and in close proximity to shops and bus routes. The properties would provide independent living for people who were less active. Many were widows who were downsizing and many also gave up the use of their car. Mr Butt reminded Members that the number of parking spaces had been increased since the last meeting. In the experience of McCarthy and Stone residents gave up the use of their car within a year of moving into a property as they were close to shops and services. The applicants had worked closely with the Planning Officers in the formulation of the scheme which was a high

quality scheme and which would provide a financial contribution to affordable housing.

It was moved and seconded that the application be approved.

RESOLVED – That authority to issue approval be granted to the Director of Economic Development subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 to cover financial contributions towards the provision of affordable housing and the maintenance of amenity space in the locality.

(5) Demolition Of Existing Dwelling To Provide Additional Vehicle Display Area, Bridge End Service Station, Bridge End, Dalston, Carlisle, CAS5 7BH (Application 12/0406)

The Planning Officer submitted the report on the application, which had been deferred at the last meeting to enable discussions with the applicant regarding the possibility of allocating a number of the parking spaces towards customer parking rather than sales. The applicant had submitted revised plans indicating that four of the new spaces would be allocated as reserved for customer parking.

The Planning Officer outlined for Members the proposal and site details, together with the main issues for consideration. The application had been advertised by means of site and press notices and notification letters sent to the occupiers of 7 neighbouring properties. In response 4 letters of objection had been received and the Planning Officer summarised the issues raised therein.

The Planning Officer advised that since the preparation of the report the bungalow had been demolished.

In overall terms, the principle of the proposed development was acceptable. It was considered that the proposed expansion to the car sales area could be accommodated on the site without detriment to the living conditions of the neighbouring properties or the character/setting of the Dalston Conservation Area. In all aspects the proposal was compliant with the objectives of the National Planning Policy Framework and the Carlisle District Local Plan 2001-2016. Therefore the Planning Officer recommended that the application be approved subject to the conditions indicated within the report.

The Committee then gave consideration to the application.

Approval of the application was moved and seconded.

A Member stated that he was pleased additional spaces would be allocated for customer parking and queried how that would be policed. The Planning Officer advised that a condition had been imposed that ensured that the parking spaces would be for customer parking. If that was breached the Council could take enforcement action. It was suggested that the relevant bays could be marked as customer parking.

A Member queried the treatment of the boundary with Smithy Cottage. The Planning Officer advised that a condition had been imposed that required details of the boundary treatment to be submitted before the site could be used. The Member requested that the condition should ensure that the boundary should be in place before any cars were parked on the site. The Planning Officer confirmed that the condition could be amended accordingly.

RESOLVED – That permission be granted subject to the conditions indicated in the Schedule of Decisions attached to these Minutes.

(6) Erection of a single wind turbine (5kW) on a 15m monopole mast (15.4m to hub and 18.15m to tip), Moss Knowe, Faugh, Heads Nook, CA8 9RE (Application 12/0316)

The Planning Officer submitted the report on the application, and outlined for Members the proposal and site details, together with the main issues for consideration. The application had been advertised by means of a site notice and by means of notification letters sent to the occupiers of 20 residential properties. In response 10 letters/e-mails had been received, 4 of which raised objections and 6 were in support. The Planning Officer summarised the issues raised therein.

The Planning Officer advised that the proposal involved the erection of a relatively small turbine to serve the needs of Moss Knowe, with the possibility of spare capacity feeding into the National Grid. Taking account of the modest scale and technical specifications of the proposal it was considered that it would not have a detrimental effect on the character of the landscape, air safety, ecology/conservation, highway safety or cause unacceptable harm to the living conditions of neighbouring residents.

The Planning Officer presented photomontages of the site.

Accordingly the application was considered to be compliant with the criteria of the relevant planning policies and was therefore recommended for approval subject to the imposition of relevant conditions.

The Committee then gave consideration to the application.

A Member queried whether only the residents of one property would be able to see the full length of the turbine. The Planning Officer explained that that was the case but added that while other residents would be able to see the turbine the view would be partially mitigated by hedging. The Member stated that the residents of that property had raised no objection to the application and that the turbine was not a large one.

A Member moved the Officer's recommendation for approval and stated that while the area needed some form of sustainable energy the proposal would not be sufficient to go towards the Council's sustainable energy footprint.

A Member requested that consideration of the application be deferred to allow a site visit to be undertaken. That proposal was not seconded.

A Member reminded the Committee that he had commented in the past on wind turbines but added that the proposed wind turbine was small and would not be obtrusive. Therefore the Member seconded the motion to approve the Officer's recommendation.

RESOLVED – That permission be granted subject to the conditions indicated in the Schedule of Decisions attached to these Minutes.

(7) Erection of 1no barn and 4no loose box stables, Parkfield Stables, Newtown of Rockcliffe, Blackford, CA6 4ET (Application 12/0155)

The Planning Officer submitted the report on the application, which had been deferred at a previous meeting to allow the agent time to submit details of the proposed drainage scheme. That information had since been received and had been approved by the Council's drainage engineer.

The Planning Officer outlined for Members the proposal and site details, together with the main issues for consideration. The application had been advertised by means of a site notice and notification letters sent to the occupiers of 18 neighbouring properties. No verbal or written representations had been made during the consultation period.

In overall terms, it was considered that the proposed buildings would not appear intrinsically out of place or scale in the surrounding landscape. The proposed buildings were sited adjacent to the existing stable block. In such circumstances and in the context of the existing use of the site, the proposal would not exacerbate any harm to the living conditions of neighbouring residents. Therefore the Planning Officer recommended that the application be approved.

The Committee then gave consideration to the application.

A Member stated that the application was within his ward and that he believed that the revised drainage proposals were acceptable and that there were no reasons to delay the application further. Therefore the Member moved that the application be approved. The motion to approve the application was seconded.

RESOLVED – That permission be granted subject to the conditions indicated in the Schedule of Decisions attached to these Minutes.

(8) Change of use Class 3 (dwelling) to Class B1 (Office); siting of 2no metal storage containers to rear of property; formation of vehicle parking to rear; erection of 2.4m high palisade fence and vehicle access gate to rear; installation of external metal staircase and alteration to upper window to external doorway, Stepping Stones, 2 Barras lane, Dalston, Cumbria, CA5 7ND (Application 12/0484)

The Planning Officer submitted the report on the application and outlined for Members the proposal and site details, together with the main issues for consideration. The application had been advertised by means of a site notice and notification letters sent to the occupiers of 2 neighbouring properties. In response 1 letter of objection had been received and the Planning Officer summarised the issues raised therein.

The Planning Officer advised that the Parish Council and a neighbour had raised objections; the Parish Council objections to the amended plans were similar to those raised initially. The Highways Authority had raised concerns that the container and palisade fence would obstruct visibility for vehicles exiting the site. The applicant had submitted revised plans the previous day indicating that the container had been re-sited and the palisade fencing replaced with weld mesh fencing that would improve visibility. The Planning Officer informed Members that he would be consulting with the Parish Council and the neighbour regarding the revised plans.

The Planning Officer presented slides of the site and advised that the resident of the neighbouring property ran a motorcycle repair business and that there was a portacabin on that property. As the properties were on an industrial site there were several industrial units in the surrounding area. The neighbour had raised a concern about the loss of residential amenity. However the Planning Officer explained that there was a large hedge between the properties and that the staircase indicated on the plans would have a privacy panel to avoid overlooking. The hours of use of the office would be restricted to 8:00am to 6:30pm on weekdays, 8:00am to 1:30pm on Saturdays and no work on Sundays or Bank Holidays.

The Planning Officer advised that in overall terms the proposal was acceptable in principle. The scale and design of the proposal would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of the neighbouring dwelling. In all aspects, the proposal was compliant with the relevant policies contained within the adopted Local Plan. Therefore the Planning Officer sought authority to issue approval of the application subject to no issues being raised following the consultation on the amended plans.

The Committee then gave consideration to the application.

The Chairman reminded Members that the Ward Councillor had written to the Planning Officer advising that he supported the application.

A Member stated that the application was within his ward and advised that he had not been in attendance at the last Parish Council meeting when the matter was discussed. The Member added that he had made no opinion on the application prior to the Development Control meeting and that while he had concerns initially, he was now happy with the use of mesh fencing to replace the palisade fencing.

A Member moved the Officer's recommendation and stated that the site was part of an industrial estate and that the neighbour had a container on his property.

The motion to approve the Officer's recommendation was seconded.

RESOLVED – That authority to issue approval for the proposal be granted to the Director of Economic Development subject to no new issues being raised by objectors or the Parish Council in relation to the amended plans received on 27 September 2012.

(9) Erection of agricultural building, Chapel Farm, Front Street, Cotehill, Carlisle, CA4 0DZ (Application 12/0545)

The Planning Officer submitted the report on the application, and outlined for Members the proposal and site details, together with the main issues for consideration. The application had been advertised by means of a site notice and notification letters sent to the occupiers of 2 neighbouring properties. In response 1 letter of objection had been received. The Planning Officer summarised the issues raised therein.

The Planning Officer explained that the application had been brought before Members as the Parish Council had raised an objection against the height of the proposed building. However, at 4.6m to the ridge the Planning Officer considered the building to be a modest size for an agricultural building and in keeping with other buildings on the site. The Planning Officer presented slides showing the site and the existing buildings.

Overall it was considered that the proposed building would not appear intrinsically out of place or scale in the surrounding landscape. The proposed building was sited adjacent to the existing farm buildings. In such circumstances, and in the context of the existing use of the site, the proposal would not cause any harm to the living conditions of neighbouring residents. Therefore the Planning Officer recommended that the application be approved.

It was moved and seconded that the application be approved.

RESOLVED – That permission be granted subject to the conditions indicated in the Schedule of Decisions attached to these Minutes.

(10) Erection of ground floor extensions; provision of first floor to include annex accommodation, The Severals, Burnhill, Scaleby, Carlisle, CA6 4LU (Application 12/0644)

The Planning Officer submitted the report on the application, and outlined for Members the proposal and site details, together with the main issues for consideration. The application had been advertised by means of a site notice and direct notification of the neighbouring property. No representations had been received.

The Planning Officer presented slides of the site showing the existing property.

The Planning Officer advised that in overall terms, the principle of the development was acceptable. The scale of the replacement dwelling was outwith the parameters of the policy guidelines. However there were material considerations that warranted approval of the application. The design and use of materials in the building together with the positive environmental features would be an improvement upon the existing dwelling and be commensurate with the site's size and features. Furthermore, it proposed a high quality design, use of vernacular materials and incorporated sustainable forms of heating.

The proposed dwelling would not be an "exceptional dwelling" but would be of sufficient merit and acceptable in terms of its appearance. The building would not result in any demonstrable harm to the landscape character of the wider area or the living conditions of any neighbouring residential dwellings. In all other aspects the proposal was compliant with the objectives of the relevant Local Plan policies. Therefore the Planning Officer recommended that the application be approved.

It was moved and seconded that the application be approved.

RESOLVED – That permission be granted subject to the conditions indicated in the Schedule of Decisions attached to these Minutes.

(11) Erection of 1no dormer bungalow, Orchard House, Thurstonfield, Carlisle, Cumbria, CA5 6HD (Application 12/0676)

The Planning Officer submitted the report on the application, and outlined for Members the background to the application, the proposal and site details, together with the main issues for consideration. The Planning Officer explained that the application had been brought to the Committee as the applicant's brother was employed by the City Council and worked in Building Control.

The application had been advertised by means of a site notice and direct notification to the occupiers of 2 neighbouring properties. No written or verbal representations had been made during the consultation period.

In overall terms the principle of the proposal was acceptable. The scale and design of the dwelling would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over dominance. In all aspects the proposal was considered to be compliant with the objectives of the relevant adopted Local Plan policies. Therefore the Planning Officer recommended that the application be approved.

It was moved and seconded that the application be approved.

RESOLVED – That permission be granted subject to the conditions indicated in the Schedule of Decisions attached to these Minutes.

DC.82/12 QUARTERLY REPORT ON PLANNING ENFORCEMENT

The Planning Enforcement Officer submitted Report ED.31/12 updating Members on the scope of activities undertaken by the Planning Enforcement Officers.

He explained that, as at 18 September 2012, 135 enforcement cases had been recorded during 2012. The Planning Enforcement Officer outlined the nature of those cases. He added that 213 cases had been resolved, while 37 cases from 2011 and 8 cases from 2010 were still active.

The Planning Enforcement Officer updated Members on cases where Enforcement Notices or Section 215 Notices had been issued. He explained that no further action was to be taken in respect of the properties on Lowther Street and Hebden Avenue.

Two training events were scheduled for the coming months. They were the annual Trevor Roberts Associates Enforcement Forum scheduled for 25 October 2012 and the Cumbria Planning Enforcement Group on 16 November 2012.

A Member queried enforcement action on specific properties within her ward. The Planning Enforcement Officer agreed to update the Member outwith the meeting.

A Member requested that future reports should include the application number or a description of the outstanding cases. The Director of Economic Development agreed that information would be included in future reports unless the matter was confidential.

RESOLVED: That Report ED.31/12 be accepted and noted.

(The meeting ended at 11:30am)