

SCHEDULE A: Applications with Recommendation

22/0903

Item No: 05

Date of Committee: 24/03/2023

Appn Ref No:
22/0903

Applicant:
Mr James Miller

Parish:
Brampton

Agent:
Mr John Sanderson

Ward:
Brampton & Fellside

Location: Land to the North of Rose Cottage, Gelt Road, Brampton, Cumbria, CA8 1QB

Proposal: Erection Of 1no. Dwelling To Include Foul Water Treatment Plant And Drainage

Date of Receipt:
05/12/2022

Statutory Expiry Date
30/01/2023

26 Week Determination

REPORT

Case Officer: Barbara Percival

1. Recommendation

1.1 It is recommended that:

- 1) Authority to Issue be given to the Corporate Director of Economic development to approve the application, subject to the imposition of relevant conditions as detailed in the report and the issue of nutrient neutrality being resolved.
- 2) In the event of the issue of nutrient neutrality not being resolved, delegated authority be given to the Corporate Director of Economic Development to refuse the application.

2. Main Issues

- 2.1 Principle of development
- 2.2 Scale and design of the dwelling and the impact of the proposal on the character and setting of the Brampton Conservation Area
- 2.3 Impact of the proposal on the living conditions of the occupiers of neighbouring properties
- 2.4 Impact of the proposal on highway safety
- 2.5 Proposed drainage methods

- 2.6 Impact of the proposal on trees and hedgerows
- 2.7 Impact of the proposal on biodiversity
- 2.8 Other matters

3. Application Details

The Site

- 3.1 The application site, equating to approximately 0.39 hectares, is located on the western side of Gelt Road approximately 350 metres from the centre of Brampton and is within the Brampton Conservation Area. The application site is enclosed by mature hedgerows and trees with its eastern (roadside) boundary delineated by a sandstone wall with a mature hedgerow beyond.
- 3.2 Rose Cottage, a single storey detached property adjoins the southwestern boundary of the application site. Belvedere and Hartfield, 2no. bungalows and North View, a two-storey property are located directly opposite the site on the eastern side of Gelt Road.

The Proposal

- 3.3 The application seeks full planning permission for the erection of 1no. dwelling to include foul water treatment plant and drainage. The submitted drawings illustrate a substantial detached one and a half storey dwelling which would have a maximum length of 28.6 metres by a maximum width of 18.3 metres (including the porch) with a maximum ridge of 8.25 metres. The accommodation would comprise of entrance hall, kitchen/dining, utility, sun lounge, study/office, living room, 1no. ensuite bedroom, store, cloakroom and w.c. with 2no. ensuite bedrooms with enclosed balconies, 1no. ensuite bedroom, bathroom, galleried landing, store and linen room above.
- 3.4 The front elevation, broken up by a series of gable projections with differing ridge heights, would be finished in red sandstone with the rear and gable elevations finished in render with sandstone detailing. The roof would be finished in natural grey slates.
- 3.5 The submitted drawings illustrate that most of the existing trees and hedgerows within and bordering the application site would be retained and reinforced by additional planting with the exception of the proposed new vehicular access in the eastern boundary. The vehicular access would afford access to Gelt Road and be delineated by the existing sandstone wall with the entrance into the site formed with curved walls faced in sandstone.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of four neighbouring properties and the posting of site and press notices. In response, eleven representations of objection have been received.

4.2 The representations have been reproduced in full for Members, however, in summary the issues raised are:

1. scale, design and materials of dwelling out of character with the conservation area;
2. potential impact on highway safety
3. questions timing and findings of traffic survey
4. Gelt Road is part of National Cycleway 72
5. detrimental impact on traffic flow during construction period
6. detrimental impact on amenity during construction period
7. smaller more energy efficient homes should be constructed
8. loss of existing landscaping

5. Summary of Consultation Responses

Clerk to Brampton PC: - no response received;

Northern Gas Networks: - no objections to the proposals, however, there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then it is required that the promoter of these works to contact Northern Gas Networks directly to discuss their requirements in detail;

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections subject to the imposition of conditions in respect of visibility splays and surfacing of access;

United Utilities: - recommend the applicant considers their drainage plans in accordance with the surface water drainage hierarchy outlined in the PPG. If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit UUs website or contact the Developer Services team for advice.

6. Officer's Report

Assessment

- 6.1 Section 70 (2) 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), Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 together with Policies SP2, SP6, SP7, HO2, IP2, IP3, IP4, IP6, CC5, CM5, HE7, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. The council's Supplementary Planning Documents (SPD) 'Achieving Well Designed Housing' and 'Trees and Development' are also material planning considerations together with the Brampton Conservation Area Appraisal and Management Plan (BCAAMP).
- 6.3 The proposals raise the following planning issues.

1. Principle Of Development

- 6.4 The NPPF advocates a presumption in favour of sustainable development. Paragraph 7 of the NPPF outlining that: *"the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs"*. Paragraph 10 expanding by stating that: *"so that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11)"*.
- 6.5 The aims of the NPPF are reiterated in Policy HO2 of the local plan which recognises that windfall housing can contribute in a positive way to the supply of housing over the plan period. Within the built-up areas of Carlisle, Brampton and Longtown, particularly but not exclusively within the Primary Residential Areas, Policy HO2 acknowledges there are likely to be opportunities for new residential development. Residential development will be acceptable in these areas subject to the development not prejudicing the spatial strategy of the local plan and subject to satisfying five criteria.
- 6.6 When assessing the application against the foregoing policies, the erection of one dwelling would not constitute a threat to the delivery of the local plan's spatial strategy. The application site is well contained within existing landscape features, it is physically connected, and integrates with, the settlement, and would not lead to an unacceptable intrusion into open countryside.
- 6.7 In light of the foregoing, the proposal represents an appropriate windfall development in Brampton supported by both national and local planning policies, therefore, the principle of development is acceptable. Compliance with the other criteria of Policy HO2 and other policies of the local plan will be discussed in the relevant sections below.

2. Scale And Design Of The Dwelling And The Impact Of The Proposal On The Character And Setting Of Brampton Conservation Area

- 6.8 The application site is within the Brampton Conservation Area. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of local planning authorities whilst exercising of their powers in respect to any buildings or land in a conservation area. The section states that:
- "special attention shall be paid to the desirability or preserving or enhancing the character or appearance of that area"*.
- 6.9 The aim of the 1990 Act is reiterated in both the NPPF, PPG, and Policies SP7 and HE7 of the local plan. Policies SP7 and HE7 seeking to ensure that development proposals preserve or enhance the character and appearance of conservation areas. Any new development and/or alterations to existing buildings should harmonise with their surroundings and be in sympathy with

the setting, scale, density, and physical characteristics of the conservation area, protecting important views into and out of conservation areas.

- 6.10 Accordingly, Members must give considerable importance and weight to the desirability of preserving or enhancing the character and appearance of the Brampton Conservation Area. The local planning authority must also be mindful to case law *South Lakeland District Council v Secretary of State for the Environment* (1992) which established the principle that development that was neutral on a conservation area, in that it made no positive contribution but left it unharmed, could properly be said to preserve the character and appearance of that area.
- 6.11 Specific to Brampton is the 'Brampton Conservation Area Appraisal and Management Plan' (adopted February 2007). The planning policies identified within the BCAAMP relate to the Carlisle District Local Plan (Redeposit Draft 2005) which Members are aware have been superseded by the Carlisle District Local Plan 2015-2030. Nevertheless, elements of the BCAAMP; however, still carry some weight and provides a character appraisal of the conservation area with the management plan identifying areas which positively enhance and preserve the character and appearance of the conservation area.
- 6.12 The NPPF creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 outlining that:

"Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience".*

- 6.13 High quality design is also a key thrust of the local plan's strategic overarching strategy. Policy SP6 of the local plan seeking to ensure that proposals respond to the local context taking account of established street patterns, making use of appropriate materials and detailing, and reinforcing

local architectural features to promote and respect local character and distinctiveness. Policy HO2 in respect of windfall housing outlining that the scale and design of development proposals are appropriate to the scale, form, function, and character of the existing settlement.

- 6.14 When assessing the character of the area, it is evident that there are a variety of properties of differing ages and styles within the immediate vicinity. The BCAAMP outlining that: *"Gelt Road begins at Front Street lined with typical urban sandstone buildings; this is quickly followed by several 20th century developments on both sides ... As the road rises steeply the urban area is left behind and Lanning Head has open countryside on either side. Beyond, the road bends southwards at North View; one of a handful of properties built along the road side .. Gelt Road continues to rise up to Capon Hill with pockets of development, much of it 19th century including the former Brampton Workhouse which has been converted into cottages. Most of these dwellings are traditional in character with sandstone walls, slate roofs and tall windows ... "*
- 6.15 The submitted drawings illustrate a relatively large one and a half storey detached property with detached garage set down into the topography of the application site. A new vehicular access would be formed onto Gelt Road which would necessitate the removal of a section of hedgerow, located beyond an existing sandstone boundary wall (to be retained), with the remainder of the hedgerow managed and supplemented by additional planting along the boundary and within the application site itself. The vehicular access itself would be set back into the site with a curved sandstone faced dwarf wall. The submitted drawings illustrating that the proposed front elevation would be natural red colour sandstone with the rear and gable elevations finished in render with natural red colour sandstone detailing. The roof covering would be natural grey slate.
- 6.16 The scale, massing and orientation of the proposed dwelling and detached garage would be commensurate with the size of the application site. Furthermore, the retention of part of the existing roadside hedge except for the vehicular access together with proposed landscaping would also help to soften and blend the proposed dwelling into the street scene. Adequate external amenity space and parking provision to serve both the proposed dwelling would also be achieved.
- 6.17 In light of the foregoing planning assessment and on balance, the location, scale, design of the proposed dwelling together with existing and proposed landscaping would respond to the local context and not be disproportionate or obtrusive within the street scene or the conservation area. Furthermore, the council's conservation officer has not raised any objections to the proposal and was actively involved in pre-application discussions with the proposal broadly reflecting his advice. Accordingly, the proposal accords with the objectives of the NPPF, PPG, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, local plan policies and SPDs.

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

- 6.18 Policies within the local plan seek to ensure that development proposals should be appropriate in terms of quality to that of the surrounding area. Policy SP6 of the local plan seeking to ensure that the living conditions of the occupiers of adjacent residential properties are not adversely affected by proposed developments through unacceptable loss of light, overlooking or over-dominance. This is echoed and reinforced in the City Council's SPD 'Achieving Well Designed Housing'. Paragraphs 5.44 and 5.45 of the SPD, in respect of privacy and amenity outlines that:

"Where a development faces or backs onto existing development, in order to respect privacy within rooms a minimum distance of 21 metres should usually be allowed between primary facing windows (and 12 metres between any wall of the building and a primary window). However, if a site is an infill, and there is a clear building line that the infill should respect, these distances need not strictly apply. While it is important to protect the privacy of existing and future residents, the creation of varied development, including mews style streets, or areas where greater enclosure is desired, may require variations in the application of minimum distances".

- 6.19 The proposal satisfies the minimum distances as outlined in the council's SPD 'Achieving Well Designed Housing' in respect of loss of privacy. Third parties have raised objections to the proposal citing the potential for noise and disturbance during construction works. As Members will be aware, it is inevitable that construction works inevitably involve a degree of noise and disturbance. As such, should Members approve the application, a condition is suggested which would restrict construction hours.

- 6.20 In overall terms, given the orientation of the proposed dwelling in relation to neighbouring residential properties together with existing and proposed landscaping, the proposal would not have a significant detrimental impact on the living conditions of the occupiers of neighbouring properties through unacceptable loss of light, overlooking or over dominance. Compliance with the recommended condition in respect of construction hours would also help to mitigate for any unacceptable noise and disturbance arising from the construction of the dwelling.

4. Impact Of The Proposal On Highway Safety

- 6.21 Policies IP2 and IP3 of the local plan seek to ensure that all new development is assessed against its impact on the transport network and that well designed, safe, and appropriate parking provision is provided. The submitted drawing illustrate that the dwelling would be served by a new vehicular access onto Gelt Road. The application was accompanied by a Technical Note containing the results of a speed survey and pre-application correspondence undertaken between the agent and Cumbria County Council, as Highway Authority, together with a block plan illustrating the visibility plays achievable from the proposed access.
- 6.22 Third parties have raised objections to the proposal citing potential impact of highway safety. The representations have been reproduced in full for

Members, however, in summary the highway safety issues raised centre on width of Gelt Road, absence of footpath along this section of Gelt Road; existing obstructions arising from parked cars visiting the allotments to the south of Rose Cottage and during waste collection periods; Gelt Road forms part of National Cycleway Number 72; adequacy of access to serve the dwelling, and disturbance to residents during construction works.

- 6.23 Third parties have also questioned the findings of the speed survey submitted in support of the application as they consider it would not represent true traffic movements due to the consequences of the pandemic. This issue has been raised with the Highway Authority who have confirmed that it is satisfied with the results recorded in February 2021.
- 6.24 Cumbria County Council, as Highway Authority, have been consulted on the proposal and raise no objections to the proposal subject to the impositions of condition in respect of the provision of visibility splays prior to the commencement of any construction works and the surfacing of the proposed access. A further condition is also recommended which would require the submission of a construction phase traffic management plan to mitigate for any potential impact on highway safety during the construction phase.
- 6.25 The objections of third parties are acknowledged; however, the Highway Authority as statutory consultee do not share their concerns. Paragraph 111 of the NPPF advises that: *"development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe"*. Accordingly, as the Highway Authority raises no objections to the proposal it would be difficult to substantiate an objection on highway safety grounds.

5. Proposed Drainage Methods

- 6.26 Paragraph 167 of the NPPF outlines that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and that development proposals incorporate sustainable drainage systems, unless there is clear evidence that this would be inappropriate. In respect of surface water drainage, the PPG detailing a hierarchy of drainage options which aims to discharge surface water run off as high up the hierarchy of drainage options as reasonably practicable (paragraph 080 Reference ID: 7-080-20150323 of PPG). These being:
- into the ground (infiltration)
 - to a surface water body
 - to a surface water sewer, highway drain, or other drainage system
 - to a combined sewer
- 6.27 The aims of the NPPF and PPG are reiterated within policies of the local plan to ensure adequate provision for the disposal of foul and surface water facilities is achievable prior to commencement of any development. Policy IP6 of the local plan outlines that in respect of the disposal of foul drainage the first presumption will be for new development to drain to the public

sewerage system. Where alternative on-site treatment systems are proposed, it is for the developer to demonstrate that connection to the public sewerage system is not possible in terms of cost and/or practicality and provide details of the responsibility and means of operation and management of the system for its lifetime to ensure the risk to the environment is low. Policy CC5 of the local plan prioritising the use of sustainable surface water drainage systems through the hierarchy of drainage options detailed in the PPG based on evidence of an assessment of site conditions.

- 6.28 The Conservation of Species and Habitats Regulations 2017 is a further material planning consideration and requires local planning authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats. There are no identified mitigation solutions available locally to resolve these impacts. Alongside other local planning authorities, Carlisle City Council received a letter in March 2022 from Natural England about nutrient pollution in the protected habitats of the River Eden Special Area of Conservation (SAC). The letter advised that new development within the catchment of these habitats comprising overnight accommodation can cause adverse impacts to nutrient pollution.
- 6.29 The submitted documents outlines that surface water would enter a soakaway within the application site with foul drainage entering a package treatment plant prior to it entering the mains sewer. Cumbria County Council, as Lead Local Flood Authority, following the receipt of additional information in respect of the location of the soakaways, raise no objections to the proposed method for the disposal of surface water drainage which would also be subject to Building Control legislation. In respect of the proposed method for the disposal of foul drainage, United Utilities as statutory undertaker raise no objection subject to compliance with its procedures and legislation
- 6.30 The application site however is within the Nutrient Neutrality Zone as identified by Natural England. In line with the requirements of Natural England and until such time that it can be demonstrated that the proposed development would not have an adverse impact on the protected habitats of the River Eden SAC through nutrient pollution the council cannot lawfully conclude that development would not have an adverse effect. The submitted documents offer the planting of additional trees to mitigate for any detrimental impact that the proposed dwelling may have on nutrient neutrality. The council is currently in discussions with Natural England to try and achieve a satisfactory resolution to this issue. Accordingly, until these matters are resolved, the council will not be able to grant planning permission for the development until such time that it can be demonstrated that the development can mitigate/achieve nutrient neutrality.

6. Impact Of The Proposal On Trees And Hedgerows

- 6.31 Policy GI6 of the local plan seek to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges. In respect of new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees and hedges. This aim is further

reiterated in Policy SP6 of the local plan which requires all developments to consider important landscape features and ensure the enhancement and retention of existing landscaping.

- 6.32 The City Council's SPD 'Trees and Development' outlines that native large growing species are intrinsic elements in the landscape character of both rural and urban areas alike and acquire increasing environmental value as they mature. Large trees need space in which to grow to maturity without the need for repeated human intervention. Not only should the design of the development seek to retain existing tree and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for new planting it is important that these issues are considered at the very start of the planning process.
- 6.33 The proposed site plan illustrates the retention of most of the existing hedgerows around the application site except for the proposed new vehicular access/exit point. Further landscaping would also be undertaken within the development site. To protect existing hedgerows during construction works a condition is recommended which would ensure that tree and hedge protection barriers are erected prior to the commencement of any works and remain in situ during construction works. A further condition is also recommended which would require the existing roadside hedgerow to be maintained at a height of no less than 1.8 metres when measured from the existing ground level from within the application site and that any existing gaps within the hedgerow are reinforced by a double row of new native hedgerow plants. In overall terms, existing and proposed landscaping would help to soften and blend the development into the landscape.

7. Impact Of The Proposal On Biodiversity

- 6.34 The Council's GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England it is unlikely that the proposed development would harm protected species or their habitat. The application was also accompanied by a Preliminary Ecological Survey (PES) which found that the development would have no impact on the nearest designated site, Unity Bog SSSI, located 1475 metres south of the site. In respect of habitats and flora, the survey outlines that there would be no impact to any notable habitats and that the small area of mixed hedgerow and trees to be lost through the formation of the proposed new access are of low ecological value and are inconsequential. Suitable roosting features for bats may be present in the mature trees along the northern boundary but no impacts on bats were anticipated because of the proposed development as it is assumed the mature trees will be retained to provide screening and provide amenity on the site. The PES concludes with an evaluation of the application site together with a series of recommendations and biodiversity enhancement measures.
- 6.35 In overall terms, existing and proposed landscaping would help to soften and blend the development into the landscape. To ensure the protection and enhancement of biodiversity within the application site, a condition is recommended that would ensure that the development is undertaken in strict

accordance with the recommendations and biodiversity enhancement measures contained within the PES. To further protect biodiversity and breeding birds, informative are recommended within the decision notice drawing the applicant's attention to the requirement under conservation legislation such as the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2010 etc.

8. Other Matters

- 6.36 Third parties have suggested that the scale of the dwelling should be reduced to provide a more energy efficient dwelling and that the access to the proposed dwelling should be taken from the housing development located to the northwest of the application site. As Members are aware, each application must be dealt with on its own merits and assessed against the submitted details.

Conclusion

- 6.37 In overall terms, the principle of a dwelling is acceptable. The scale, massing and appearance of the proposed dwelling would respond to the local context and would not be disproportionate or obtrusive within the street scene or the conservation area. Adequate external amenity space and in-curtilage parking provision can also be achieved. The proposal would not have a detrimental impact on the living conditions of the occupiers of the neighbouring properties through unacceptable loss of privacy, loss of light or over-dominance nor would it on highway safety or biodiversity.
- 6.38 In overall terms, the proposals accord with the objectives of the NPPF, PPG, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and relevant local plan policies.
- 6.39 It is recommended that:
- 1) Authority to Issue be given to the Corporate Director of Economic development to approve the application, subject to the imposition of relevant conditions as detailed in the report and the issue of nutrient neutrality being resolved.
 - 2) In the event of the issue of nutrient neutrality not being resolved, delegated authority be given to the Corporate Director of Economic Development to refuse the application.

7. Planning History

- 7.1 There is no relevant planning history.

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 development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 5th December 2022;
2. the Arboricultural Survey received 5th December 2022;
3. the Flood Map for Planning received 5th December 2022;
4. the Heritage, Design and Access Statement received 5th December 2022;
5. the Phase 1 Desk Study Site Investigation Report received 5th December 2022;
6. the Phase 2 Intrusive Site Investigation Report received 5th December 2022;
7. the Preliminary Ecological Appraisal received 3rd March 2023;
8. the Technical Note compiled by TPS Consultants Limited received 5th December 2022;
9. the as proposed ground floor plan received 5th December 2022 (Drawing No. 2022/JM/510/01);
10. the as proposed first floor plan received 5th December 2022 (Drawing No. 2022/JM/510/02);
11. the as proposed front & side elevations received 5th December 2022 (Drawing No. 2022/JM/510/03);
12. the as proposed rear & side elevations received 5th December 2022 (Drawing No. 2022/JM/510/04);
13. the existing and proposed block plans including planting (additional apple trees), soakaway design and locations, location plan, aerial views received 7th March 2023 (Drawing No. 2022_JM_510_000.9);
14. the topographic survey received 5th December 2022 (Drawing No. 180821-BRAMPTON-JS-TOPO-001);
15. the topographic survey with Landscaping received 5th December 2022;
16. the location, sewers maps and aerial photographs received 5th December 2022;
17. the Notice of Decision;
18. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. Development shall not be begun until a Construction Phase Traffic Management Plan (CPTMP) has been submitted to and approved in writing by the local planning authority. The CPTMP shall include details of:

1. retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development
2. retained areas for the storage of materials

3. cleaning of site entrances and adjacent public highway
4. details of proposed wheel washing facilities for vehicles leaving the site
5. the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway
6. construction vehicle routing
7. implementation of noise mitigation measures i.e. storage/unloading of aggregates away from sensitive receptors, use of white noise reversing alarms where possible
8. provision and use of water suppression equipment
9. covering of 'dusty' materials

Reason: To protect the living conditions of the occupiers of the adjacent residential properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

4. Before development commences a scheme of tree and hedge protection of those trees and hedges to be retained (as illustrated on Drawing Number 2022_JM_510_000.9) shall be submitted to and approved in writing by the local planning authority. The scheme shall show the position and type of barriers to be installed. The barriers shall be erected before development commences and retained for the duration of the development.

Reason: To protect trees and hedges during development works in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

5. Within the tree protection fencing approved by Condition 4:
 1. No equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier.
 2. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.
 3. No alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning authority.
 4. No materials or vehicles shall be stored or parked within the fenced off area.
 5. No alterations to the natural/existing ground level shall occur.
 6. No excavations will be carried out within the fenced off area.
 7. The tree and hedge protection fencing must be maintained to the satisfaction of the Local Planning Authority at all times until completion of the development.

Reason: To protect trees and hedges during development works in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within a timeframe that has first been

submitted to and approved in writing by the local planning authority and maintained thereafter in accordance with maintenance measures identified in the approved landscaping scheme. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and maintained, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI 6 of the Carlisle District Local Plan 2015-2030.

7. The development hereby permitted shall be constructed in strict accordance with the Recommendations and Biodiversity Enhancements contained within Section 4.2 of the Preliminary Ecological Appraisal compiled by Arbtech Consultants received 3rd March 2023.

Reason: To afford protection of protected species during the construction phase of the development in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

8. The development shall not commence until visibility splays providing clear visibility as illustrated on drawing no. 2022_JM_510_000.9 have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety in accordance with Policy IP2 of the 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. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason: In the interests of highway safety and in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

10. The existing hedgerows to be retained along the eastern (roadside) boundary of the site, with the exception of the vehicular access, as indicated on Drawing Number 2022_JM_510_000.7 shall be retained at a height of not less than 1.8 metres as measured from the existing ground level within the application site. The existing hedgerows shall be enriched through the

planting of a double row of staggered native plants in gaps exceeding 250mm. All planting shall be carried out in the first planting season following the occupation of the dwelling and maintained thereafter to the satisfaction of the council. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of privacy and amenity in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

11. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

12. The dwelling shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and has been brought into use. The vehicular access turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the local planning authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use in accordance with Policies IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

13. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the dwelling within the application site and shall be completed prior to the occupation of the dwelling.

Reason: To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

14. Prior to the occupation of the dwelling, a 32Amp single phase electrical supply shall be installed to allow future occupiers to incorporate an individual electric car charging point for the property. The approved works for the dwelling shall be implemented on site before the dwelling is first brought into use and retained thereafter for the lifetime of the development.

Reason: To ensure the provision of electric vehicle charging points for the dwelling in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

15. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and

risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority.

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 in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

ROADSIDE SCREEN PLANTING

Screen planting to be provided to locations road on the proposed block plan and to be made up of trees and shrubs suited to growing on large plots of land. Planted trees are to be standards, approximately 2.5 - 3m height, depending on the species. Trees should be planted approximately 2.5m apart as a random species mix all provided with 2 support stakes and centre stem protection.

Tree Species

- T1 - 17, T27, T28, English Oak (Quercus Robur) estimated full grown height 25 - 35m
- T8, T9, T10, T15, T17, T21, T24, T29 - 32, Silver Birch (Betula pendula) estimated full grown height 15 - 25m
- T11, T13, T16, T18, T22, T25, Wild Cherry (Prunus Avium) estimated full grown height 10 - 15m
- T12, T14, T20, T23, T26, Crab Apple (Malus sylvestris) estimated full grown height 10 - 12m

PLANTING INSTRUCTIONS FOR FIELD GROWN SHARP ROOT PLANTS

- 1 Plant bare-root trees and shrubs in winter and very early spring from the end of October to early April in most parts of the country when the plants are dormant and the ground isn't frozen solid. They'll have a chance to put out new roots before they have to cope with hot sun, drying winds and the added stress of producing leaves.
 - 2 Remove any packing material carefully, and rinse off or gently pull off any clumps of earth clumps in the roots: dip off any dead or damaged roots.
 - 3 Immerse the roots in a bucket of water to soak for at least one to two hours, but no longer than overnight. Supplying enough moisture is key to the success of bare-root planting.
 - 4 Dig a hole that's at least two feet wider than the root system and about as deep as the point where the roots flare from the trunk (or stems in the case of a shrub). Using your shovel, loosen the soil on the sides of the hole so that the plant can't sink into the soil when you set it in.
 - 5 Spread the soil on the sides of the hole so that the plant can't sink into the soil when you set it in.
 - 6 Place stakes in the hole if you're staking a tree that will need support (see below How to Stake and Tie a Tree).
 - 7 Set the tree or shrub on top of the mound so the roots cascade down over the sides. Spread them gently with your hands if you need to, and add or remove soil so the top of the root system is just at ground level.
 - 8 Fill the hole about halfway with soil and tamp it lightly with your foot to remove large air pockets.
 - 9 Make sure the tree or shrub is standing straight up. Then water slowly to saturate the soil and remove any remaining air pockets.
 - 10 Finish filling the hole with soil. Use any extra to build a temporary berm above the perimeter of the roots and water again.
 - 11 Keep the soil moist for the first year after planting. Mulch to retain moisture, but keep at least 1" between the trunk. Check frequently if you see yellow leaves or if the soil feels dry, water immediately.
- MULCH... BUT NOT TOO MUCH**
When mulching, make sure that you do not mulch immediately up to the trunk of the tree. Leave at least three inches around the tree trunk. Also, don't lay mulch on too thick. Two inches is more than enough to help conserve water. Just as you did with the soil, build a mulch retaining wall.
- WATER WITH A SLOW-DIP HOSE**
After you've done planting, turn on a slow-dip hose. Water consistently, especially until the plant has had a chance to acclimate itself to its new home. It's a much more effective and efficient to use a slow-dip hose for a longer period than a handheld hose for a few minutes.
- HOW TO STAKE AND TIE A TREE**
1 Buy wooden or metal stakes that are about 1/3 the height of your tree, plus at least 2 feet to be sunk into the ground. If your stakes are longer than 8 feet, 25 percent of the total length should be below ground.
2 Drive the stakes into either side of the hole below you set in the tree.
3 Secure the tree to the stakes with broad, soft strips or lengths of rope. Do not use wire.
4 Pad the rope with pieces of cloth. Can cut into the young bark and cause permanent damage.
5 Pad the stakes lightly. To the stakes and very loosely to the tree. There should be enough slack so that the tree can move up to 2 inches in every direction. If the trunk can't move, it won't grow in girth and will remain unstable.
5 Remove the stakes and ties within a year after planting.

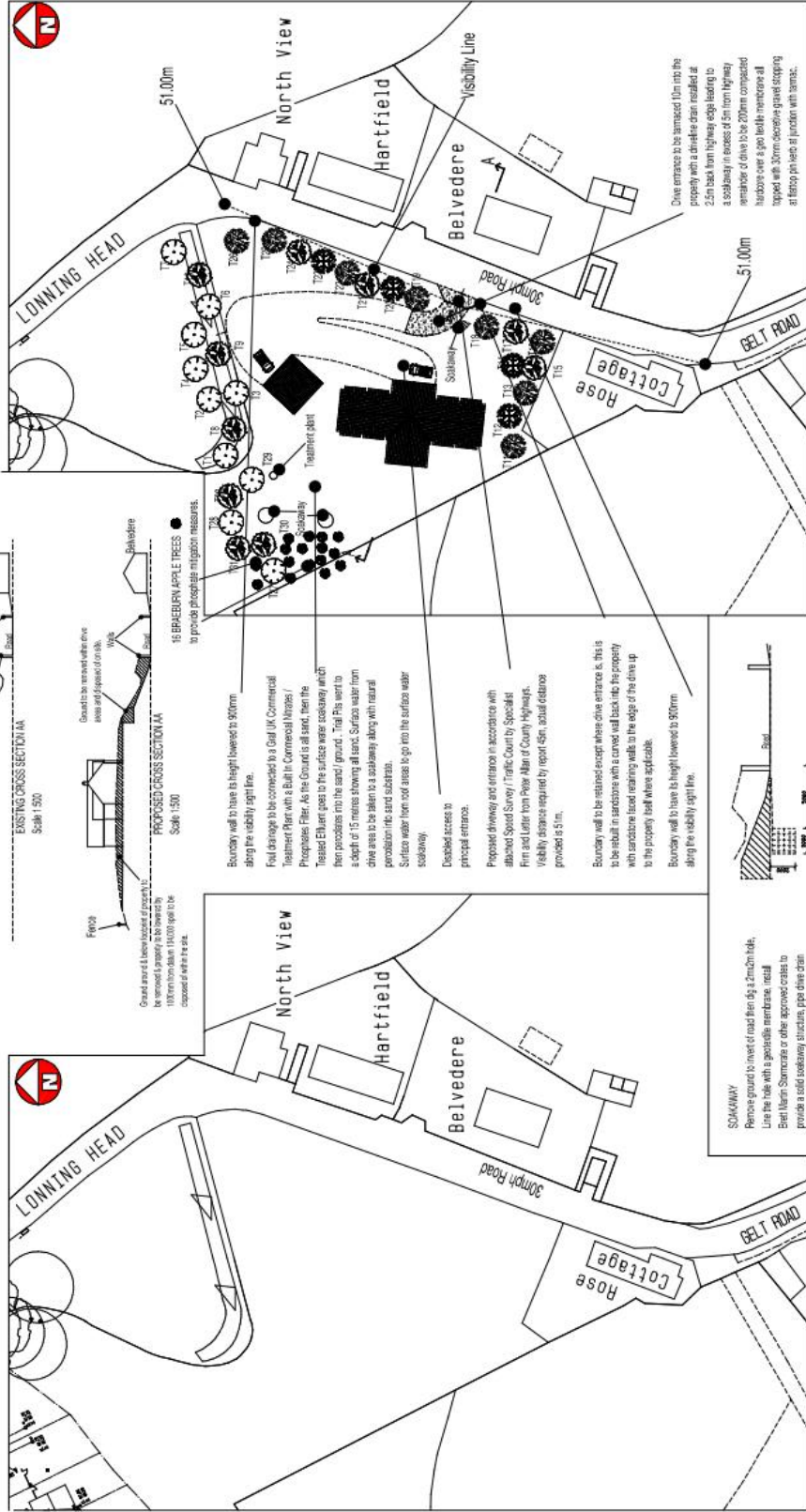
IN FUTURE

New build residential house & garage to be situated in public field (infill site) located between existing 19 house forming estate and existing "rice cottage" off left side and opposite existing properties "Hartfield" and "Belvedere" located on left side, Hampton, Cumbria, CA6 1QB.

EXISTING AND PROPOSED BLOCK PLANS INCLUDING PLANTING, LOCATION PLAN, AERIAL VIEWS

SOAKAWAY DESIGN AND LOCATIONS. LOCATION PLAN, AERIAL VIEWS

Client	James Miller, 9 Empire Park, Greens, Dumfrieshire, DG16 5HE	Drawn by	07/05/2023	Day No.	2022_JUL_510_000.9
Scale	As Marked				



AERIAL VIEW (Black Plan)
Not to Scale



AERIAL VIEW (Location Map)
Not to Scale



LOCATION MAP
Scale 1:2500

Graf UK

Advanced Wastewater Treatment Plant;
Fitted With Commercial Standard Phosphates /
Nitrates Flair Removal Package. Treatment
Plant Connecting Treated Effluent to Surface Water
Soak Away, with High Level Outlet Discharging
to Ground / Sand Base. Percolation Tests / Trial Pits
Confirm that Ground Strata is made up of approx. 250mm
Top Soil, then Layers of Compacted Sand to a Depth
Excess of 20 metres. (No Rivers in Direct Locality).

Treatment Plant to be Located
In Excess of 15 Metres Away
From Main Dwelling.

Treated Effluent Connected To Surface Water Sook Away With High Level Outfall, Located In Excess of 15 Metres Away From Main Dwelling.

To Surface Water Soak Away
With High Level Outlet, Located
In Excess of 15 Metres Away

New Surface Utaher Machine

New Foul
Water Manhole

Glazed Bi-Fold Entrance
Doors To Kitchen

New Surface Water Methods

**New Foul
Water Manhole**

Covered Sandstone
Entrance / Canopy
with Sandstone
Pillars to Form Open
Main Entrance Leading
To Glazed Main Door
Entrance

New Foul
Water Manhole

Rodding
Eye

PROPOSED GROUND FLOOR PLAN Scale 1:50
PROPOSED GROUND FLOOR AREA = 322 SQUARE METRES

[illegible]

James Miller
9 Empire Park,
Gretna,
Dumfriesshire.
DG16 5FE

Proposed Construction of New
4-Bed. Residential House
Sited on Infill Site, Located
Next to Rose Cottage, Galt Road,
Brampton, Cumbria. CAB 310X
As Proposed Ground Floor Plan

2022/04/22	2022/04/22
1:50 @ A1	1:50 @ A1

[illegible]

James Miller
9 Empire Park,
Gretna,
Dumfriesshire.
DG16 5FE

Proposed Construction of New
4 Bed. Residential House
Sited on Infill Site, Located
Next to Rose Cottage, Gelt Road,
Brampton, Cumbria. CA8 1NX.

12/04/22	2022/11/05/02
12/04/22	2022/11/05/02

