

# Committee Minutes

## Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

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### Item no: 01

<b>Appn Ref No:</b> 12/0451	<b>Applicant:</b> Hunley Bank Limited	<b>Parish:</b> Kirklington Middle
<b>Date of Receipt:</b> 23/05/2012	<b>Agent:</b> Taylor & Hardy	<b>Ward:</b> Lyne
<b>Location:</b> Land Between A6071 And U1084, Smithfield, Carlisle	<b>Grid Reference:</b> 343515 565711	

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Proposal: Erection Of Proposed Poultry Breeding Unit; Siting Of Related Agricultural Worker's Mobile Home; Engineering Works And Landscaping

### Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:
  1. the submitted planning application form, received 23 May 2012;
  2. the Design and Access Statement received 23rd May 2012;
  3. the Planning Statement received 23rd May 2012;
  4. the Business Statement received 23rd May 2012;
  5. the Working Practice Statement received 23rd May 2012;
  6. the Location and Block Plan received 23rd May 2012 (drawing number 4/5/2012/1);
  7. the Floor Plan received 23rd May 2012 (drawing number 4/5/2012/2);
  8. the Elevations received 23rd May 2012 (drawing number 4/5/2012/3);
  9. the Potential Mitigation Measures received 23rd May 2012 (drawing number SMI 01);
  10. the Potential Landscape Mitigation received 23rd May 2012 (drawing number SMI 02);

11. the Potential Landscape Mitigation received 23rd May 2012 (drawing number SMI 03);
12. the Tree and Hedgerow Survey received 23rd May 2012 (drawing number SMI 04);
13. the Landscape and Visual Assessment received 23rd May 2012;
14. the Notice of Decision; and
15. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016 are met and to ensure a satisfactory external appearance for the completed development.

4. The landscaping details contained on the Potential Mitigation Measures Plan (Dwg No SMI 01, received 23 May 2012) and the Proposed Landscape Mitigation Plan (Dwg No. SMI 02, received 23 May 2012), shall be implemented within the first planting season after the building is completed, unless otherwise agreed in writing 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 Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

5. No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees and hedges (the tree protection plan) has been agreed in writing by the local planning authority. These measures shall be carried out as described and approved.

No retained tree or hedge shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within 5 years from the date of the establishment of the first flock, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.

If any retained tree or hedge is cut down, uprooted or destroyed or dies another tree or hedge shall be planted at the same place and that tree or hedge shall be of such size and species and planted, in accordance with detailed landscaping scheme, at such time as may be specified in writing by the local planning authority,.

No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree or the outer face of a hedge.

No equipment, machinery or structure shall be attached to or supported by a retained tree or hedge.

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.

No alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority.

**Reason:** The Local Planning Authority wishes to see existing hedgerows/trees incorporated into the new development where possible and to ensure compliance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

6. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

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

7. The applicants shall inform the Local Planning Authority, in writing, of the date on which the mobile home is placed on the land and the mobile home shall be removed by not later than three calendar years from that date. Within not more than 3 months of the removal of the mobile home there shall be carried out such works as may be required for the reinstatement of the land to the satisfaction of the Local Planning Authority.

**Reason:** The Local Planning Authority wish to review the matter at the end of the limited period specified.

8. No deliveries shall take place between 2100 hours and 0600 hours and the removal of the birds shall not take place between these hours.

**Reason:** To protect the residential amenity of the occupiers of residential properties in the vicinity of the site, in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

9. Construction activities shall not commence until the access (including the upgrading of signage on the A6071 and improvements to the U1084) and

internal hardstandings have been constructed in accordance with the approved plan. All such provision shall be retained, capable of use when the development is completed and shall not be removed or altered thereafter, 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 and to support Local Transport Plan Policies LD5, LD7 and LD8 and Structure Plan Policy T32.

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## Summary of Reasons for the Decision

The decision to grant planning permission has been taken having regard to the Development Plan, including supplementary planning guidance/documents and design guidance. The relevant Development Plan policies and supplementary guidance have been considered in conjunction with comments received from consultees (including statutory consultees) and any responses from third parties, together with other material planning considerations. On balance the proposal was regarded as acceptable and it was considered that the development does not cause demonstrable harm to interests of acknowledged importance that justifies withholding permission.

## Relevant Development Plan Policies

### Carlisle District Local Plan 2001 - 2016

#### Spatial Strategy & Development Principles - Policy DP1 - Sustainable Development Locations

All proposals for development will be assessed against their ability to promote sustainable development. Proposals will be considered favourably in the following locations, provided they are in scale with their location and consistent with other Policies of this Local Plan.

Urban Area                      City of Carlisle

Key Service Centres      Brampton  
   Longtown

Local Service Centres	Burgh by Sands	Heads Nook
	Castle Carrock	Houghton
	Cummersdale	Irthington
	Cumwhinton	Raughton Head
	Dalston	Rockcliffe
	Gilsland	Scotby
	Great Corby	Smithfield
	Great Orton	Thurstonfield
	Hallbankgate	Warwick Bridge

Proposals for development within these locations will be assessed on the basis of the need for development to be in the location specified.

Within the Urban Area proposals for retail, office and leisure developments will be subject to a sequential approach which requires that locations be considered as follows: firstly within the City Centres; secondly edge-of-centre locations; and thirdly the remainder of the urban area.

Proposals for residential development will be considered against the need to give priority to the reuse of previously developed land, with particular emphasis on vacant and derelict sites and buildings.

Settlement Boundaries have been established on the Proposals Map to recognise the extent of built development or where planning permission already exists to judge proposals for development and are not indicative of land ownership.

Outside these locations development will be assessed against the needs to be in the location specified.

#### **Carlisle District Local Plan 2001 - 2016** **Local Environment - Policy LE25 - Agricultural Buildings**

Proposals for new farm buildings and extensions to existing agricultural buildings and other farm structures will be permitted provided that;

- 1 the building or structure is sited where practical to integrate with existing farm buildings and/or take advantage of the contours of the land and any existing natural screening; and
- 2 the scale and form of the proposed building or structure relates to the existing group of farm buildings; and
- 3 within AONBs, conservation areas and Landscapes of County Importance, the design and materials used reflect the overall character of the area; and
- 4 the proposal would not have an unacceptable impact on any adjacent properties.

#### **Carlisle District Local Plan 2001 - 2016** **Core Development Policies - Policy CP1 - Landscape Character**

Proposals for development in the rural area must seek to conserve and enhance the special features and diversity of the different landscape character areas.

Development will be considered appropriate to the character of the landscape provided the proposal has regard to and conserves:

the landform and natural patterns of drainage;

- the pattern of trees and woodland;
- the habitats of species of importance for wildlife;
- the pattern and composition of field boundaries;
- the pattern of historic landscape features;

- the pattern and distribution of settlements

## **Carlisle District Local Plan 2001 - 2016**

### **Core Development Policies - Policy CP2 - Biodiversity**

Proposals in both the rural and urban area should not harm the integrity of the biodiversity resource as judged by key nature conservation principles, and proposals should seek to conserve and enhance the biodiversity value of the areas which they affect.

In areas where species protected under national and European legislation are most likely to occur, special account will be given to their presence in the consideration of development proposals.

## **Carlisle District Local Plan 2001 - 2016**

### **Core Development Policies - Policy CP3 - Trees And Hedges On Development Sites**

Proposals for new development should provide for the protection and integration of existing trees and hedges. Where trees and hedges are present, a survey will be required showing the following:

- 1 the location of existing trees and hedges;
- 2 the species, age, height and crown spread of each tree;
- 3 an assessment of the condition of each tree;
- 4 the location and crown spread of trees on adjacent land which may be affected by the development;
- 5 existing and proposed changes in ground level.

In order to protect and integrate existing trees and hedges within 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 identified in the tree survey.

Layouts will be required to provide adequate spacing between existing trees and buildings, taking into account the existing and future size of the trees, and their impact both above and below ground.

The City Council will protect existing trees and woodlands where appropriate, by tree preservation orders, and by the use of planning conditions requiring protective fencing around trees to be retained to prevent site works within their crown spread.

## **Carlisle District Local Plan 2001 - 2016**

### **Core Development Policies - Policy CP4 - Agricultural Land**

Permission will not be given for development where it would lead to the loss of the best and most versatile agricultural land, unless:

- 1 there is an overriding need for the development; and

- 2 there is insufficient land of a lower grade available; or
- 3 available lower grade land has a statutory landscape, wildlife, historic or archaeological designation.

**Carlisle District Local Plan 2001 - 2016**  
**Core Development Policies - Policy CP5 - Design**

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
- 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
- 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
- 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
- 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
- 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
- 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
- 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

**Carlisle District Local Plan 2001 - 2016**  
**Core Development Policies - Policy CP12 - Foul And Surface Water Sewerage And Sewage Treatment**

Development will not be permitted where inadequate foul and surface water sewerage infrastructure and sewage treatment capacity exists, or where such provision can not be made within the time constraint of the planning permission.

**Appn Ref No:**  
12/0678

**Applicant:**  
Mr Feddon

**Parish:**  
Wetheral

**Date of Receipt:**  
06/08/2012 23:00:09

**Agent:**  
JPR Building Design Ltd

**Ward:**  
Wetheral

**Location:**  
Land between Lomond and Gladsmuir, Broomfallen Road, Scotby

**Grid Reference:**  
344285 553787

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Proposal: Erection Of 3No. Detached Dwellings

Members resolved to give authority to the Director (Economic Development) to issue approval for the proposal subject to the completion of a S106 Agreement to secure a financial contribution from the applicant towards the provision of affordable housing.

**Item no: 03**

**Appn Ref No:**  
12/0563

**Applicant:**  
The Executors Of Mrs M  
W Wright

**Parish:**  
Brampton

**Date of Receipt:**  
04/07/2012

**Agent:**  
Mr Paul Elm

**Ward:**  
Brampton

**Location:**  
Land Between Rosebank and Hembleswood,  
Paving Brow, Brampton, CA8 1QR

**Grid Reference:**  
353232 560302

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Proposal: Erection Of 2No. Detached Dwellings (Outline)

**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 comprise:

- 1. the submitted planning application form, received 4 July 2012;
- 2. Design & Access Statement, received 4 July 2012;
- 3. Site & Location Plans, received 11 July 2012 (Drg No. 01);
- 4. the Notice of Decision; and
- 5. 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 foul and surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

**Reason:** To ensure a satisfactory means of 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. The development shall not commence until visibility splays providing clear visibility of 45metres measured along the nearside channel lines of the public road from a position 2.4metres inset from the carriageway edge, on the centre line of the access, at a height of 1.05metres, have been provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be permitted to grow so as to obstruct the visibility splays.

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

10. The accesses shall be designed to be paired with each other.

**Reason:** To minimise the number of separate access points to the public highway and to support Local Transport Plan Policies LD5, LD7 and LD8.

11. The whole of the vehicular access area bounded by the carriageway edge and the highway boundary 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 and LD8.

12. The access and parking/turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

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

13. Neither dwelling shall be occupied until the vehicular access and parking requirements have been constructed in accordance with the approved plan and brought into use. These facilities 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 and to support Local Transport Plan Policies LD5, LD7 & LD8.

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## Summary of Reasons for the Decision

The decision to grant planning permission has been taken having regard to the Development Plan, including supplementary planning guidance/documents and design guidance. The relevant Development Plan policies and supplementary guidance have been considered in conjunction with comments received from consultees (including statutory consultees) and any responses from third parties, together with other material planning considerations. On balance the proposal was regarded as acceptable and it was considered that the development does not cause demonstrable harm to interests of acknowledged importance that justifies withholding permission.

## **Relevant Development Plan Policies**

### **Carlisle District Local Plan 2001 - 2016**

#### **Spatial Strategy And Development Principles - Policy DP10 - Landscapes Of County Importance**

Within Landscapes of County Importance, permission will only be given for development provided that:

- 1 there is no detrimental impact on the distinctive landscape character and features of the area; and
- 2 the proposal preserves or enhances the special features and character of the particular landscape within which it is to be sited.

Development required to meet local infrastructure needs which can not be located elsewhere will be permitted provided it is sited to minimise environmental impact and meet high standards of design.

### **Carlisle District Local Plan 2001 - 2016**

#### **Core Development Policies - Policy CP2 - Biodiversity**

Proposals in both the rural and urban area should not harm the integrity of the biodiversity resource as judged by key nature conservation principles, and proposals should seek to conserve and enhance the biodiversity value of the areas which they affect.

In areas where species protected under national and European legislation are most likely to occur, special account will be given to their presence in the consideration of development proposals.

### **Carlisle District Local Plan 2001 - 2016**

#### **Local Environment - Policy LE1 - Urban Fringe Landscape**

Within the Urban Fringe Landscape areas, shown on the Proposals Map, permission will not be given for development which adversely affects the open character of the areas. Development of open space recreational uses such as golf courses and playing fields which retain the essential open nature will be acceptable. In addition, small scale development within or adjacent to established farmsteads and other groups of buildings, together with buildings associated with and required for the use of the area for open recreational areas will be acceptable providing that:

- 1 the proposal reflects the scale and character of the existing group of buildings; and
- 2 there is no unacceptable adverse effect on the amenity of neighbouring property; and
- 3 there is no unacceptable adverse effect on the character and appearance of the surrounding area; and
- 4 where appropriate satisfactory access and car parking can be achieved.

**Carlisle District Local Plan 2001 - 2016**  
**Spatial Strategy And Development Principles - Policy DP10 - Landscapes Of County Importance**

Within Landscapes of County Importance, permission will only be given for development provided that:

- 1 there is no detrimental impact on the distinctive landscape character and features of the area; and
- 2 the proposal preserves or enhances the special features and character of the particular landscape within which it is to be sited.

Development required to meet local infrastructure needs which can not be located elsewhere will be permitted provided it is sited to minimise environmental impact and meet high standards of design.

**Carlisle District Local Plan 2001 - 2016**  
**Spatial Strategy & Development Principles - Policy DP1 - Sustainable Development Locations**

All proposals for development will be assessed against their ability to promote sustainable development. Proposals will be considered favourably in the following locations, provided they are in scale with their location and consistent with other Policies of this Local Plan.

Urban Area	City of Carlisle	
Key Service Centres	Brampton Longtown	
Local Service Centres	Burgh by Sands Castle Carrock Cummersdale Cumwhinton Dalston Gilsland Great Corby Great Orton Hallbankgate Hayton	Heads Nook Houghton Irthington Raughton Head Rockcliffe Scotby Smithfield Thurstonfield Warwick Bridge Wetheral

Proposals for development within these locations will be assessed on the basis of the need for development to be in the location specified.

Within the Urban Area proposals for retail, office and leisure developments will be subject to a sequential approach which requires that locations be considered as follows: firstly within the City Centres; secondly edge-of-centre locations; and thirdly the remainder of the urban area.

Proposals for residential development will be considered against the need to give

priority to the reuse of previously developed land, with particular emphasis on vacant and derelict sites and buildings.

Settlement Boundaries have been established on the Proposals Map to recognise the extent of built development or where planning permission already exists to judge proposals for development and are not indicative of land ownership.

Outside these locations development will be assessed against the needs to be in the location specified.

**Item no: 04**

<b>Appn Ref No:</b> 12/0025	<b>Applicant:</b> McCarthy & Stone Retirement Lifestyles Ltd	<b>Parish:</b>
<b>Date of Receipt:</b> 17/01/2012	<b>Agent:</b> The Planning Bureau Ltd	<b>Ward:</b> Stanwix Urban
<b>Location:</b> Social Club And Field, St Augustines Church, Waverley Gardens, Carlisle, CA3 4JU	<b>Grid Reference:</b> 339737 557880	

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Proposal: Erection Of Retirement Housing For The Elderly Comprising 42No.  
Apartments, Communal Facilities, Landscaping And Car Parking

Members resolved to give authority to the Director (Economic Development) to issue approval for the proposal subject to the completion of a S106 Agreement to cover financial contributions towards the provision of affordable housing and the maintenance of amenity space in the locality.

**Item no: 05**

<b>Appn Ref No:</b> 12/0406	<b>Applicant:</b> Ben Hodgson Car Sales Ltd	<b>Parish:</b> Dalston
<b>Date of Receipt:</b> 11/05/2012 13:00:32	<b>Agent:</b> Swarbrick Associates	<b>Ward:</b> Dalston
<b>Location:</b> Bridge End Service Station, Bridge End, Dalston, Carlisle, CA5 7BH	<b>Grid Reference:</b> 337097 548729	

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Proposal: Demolition Of Existing Dwelling To Provide Additional Vehicle Display Area

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:

1. The Planning Application Form received 11th May 2012;
2. The Site Location Plan received 15th May 2012 (Drawing No.1479.p.10);
3. The Block Plan received 10th May 2012 (Drawing No.1479.p.01);
4. The Existing Plan received 11th May 2012 (Drawing No. 1479.p.02);
5. The Proposed Plan received 23rd August 2012 (Drawing No. 1479.p.03A);
6. The Design and Access Statement received 11th May 2012;
7. The Decision Notice.
8. Any such variation as is approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. 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. The development shall be implemented in accordance with the approved details prior to the commencement of the use of the site as a sales forecourt, unless otherwise agreed, in writing, by the Local Planning Authority.

**Reason:** To ensure that the design and materials to be used are appropriate and to ensure compliance with Policy LE19 of the Carlisle District Local Plan 2001-2016.

4. No development shall commence until the proposed means of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved scheme.

**Reason:** To ensure that the means of disposal is acceptable and to ensure compliance with Policy CP10 of the Carlisle District Local Plan 2001-2016.

5. Details shall be submitted of the proposed hard surface finishes to all public and private external areas within the proposed scheme and approved by the Local Planning Authority before any site works commence, and the approved scheme shall be implemented in accordance with a phasing scheme for the conversion works hereby approved.

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

6. No development shall commence until details of the proposed finish of the southern elevation of the garage, once the dwelling has been removed, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved details, unless otherwise agreed, in writing, by the Local Planning Authority.

**Reason:** To ensure that the design and materials to be used are appropriate and to ensure compliance with Policy LE19 of the Carlisle District Local Plan 2001-2016.

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## **Summary of Reasons for the Decision**

The decision to grant planning permission has been taken having regard to the Development Plan, including Supplementary Planning Guidance/ Documents and Design Guidance. The relevant Development Plan policies and Supplementary Guidance have been considered in conjunction with comments received from consultees (including statutory consultees) and any responses from third parties, together with other material planning considerations. On balance the proposal was regarded as acceptable and it was considered that the development does not cause demonstrable harm to interests of acknowledged importance that justifies withholding permission.

## **Relevant Development Plan Policies**

### **Carlisle District Local Plan 2001 - 2016**

#### **Core Development Policies - Policy CP5 - Design**

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;



- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
- 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
- 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
- 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
- 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
- 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
- 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
- 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

#### **Carlisle District Local Plan 2001 - 2016**

#### **Core Development Policies - Policy CP10 - Sustainable Drainage Systems**

Sustainable drainage systems (SUDS) should be incorporated into development proposals when the following conditions apply:

- 1 The development will generate an increase in surface water run-off; and
- 2 The rate of surface water run-off is likely to create or exacerbate flooding problems

Where SUDS are incorporated the following details shall be provided:

- 1 The type of SUDS; and
- 2 Hydraulic design details/calculations; and
- 3 Pollution prevention and water quality treatment measures together with details of pollutant removal capacity; and
- 4 Operation, maintenance and adoption details (SUDS structures will not be adopted by the statutory sewerage undertaker unless maintenance and legal agreements are in place).

#### **Carlisle District Local Plan 2001 - 2016**

#### **Local Environment - Policy LE17 - Development Involving The Demolition Of Unlisted Buildings In Conservation Areas**

There will be a general presumption in favour of the retention of buildings which make a positive contribution to the character or appearance of a conservation area. Applications for planning permission for development proposals that would require the total demolition of unlisted buildings in conservation areas will be assessed

against the following criteria:

- 1 the contribution of the building to the landscape/townscape; and
- 2 the structural condition of the building; and
- 3 the suitability of the building for its existing, proposed or any other use; and
- 4 the cost of repair; and
- 5 the contribution which the demolition/ redevelopment would make to broader conservation objectives.
- 6 the inclusion of any building on a local list as defined in policy LE16

All proposals for demolition must be accompanied by details of redevelopment, which will normally be secured by means of a legal agreement.

## **Carlisle District Local Plan 2001 - 2016**

### **Local Environment - Policy LE19 - Conservation Areas**

The City Council will continue to review existing and designate new conservation areas. Development proposals within and adjoining conservation areas will be granted planning permission provided they preserve or enhance their character and appearance. Any new development or alterations to existing buildings should harmonise with their surroundings and be in sympathy with the setting, scale, density and physical characteristics of conservation areas, and protect important views into or out of such areas. Applications for outline planning permission will not be accepted for proposals in conservation areas.

Proposals for new development and/or alterations to buildings in conservation areas will be judged against the following criteria:

- 1 the development should preserve or enhance all features which contribute positively to the area's character or appearance, in particular the design, massing and height of the building should closely relate to adjacent buildings and should not have an unacceptable impact on the townscape or landscape;
- 2 the development should not have an unacceptable impact on the historic street patterns and morphology, roofscape, skyline and setting of the conservation area, important open spaces or significant views into, out of and within the area;
- 3 development proposals should not result in the amalgamation or redrawing of boundaries between traditional buildings and plots, or demolition and redevelopment behind retained facades;
- 4 wherever practicable traditional local materials such as brick, stone and slate should be used and incongruous materials should be avoided;
- 5 individual features both on buildings and contributing to their setting, should be retained e.g. doorways, windows, shopfronts, garden walls, railings, cobbled or flagged forecourts, sandstone kerbs, trees and hedges, etc. Where features have deteriorated to the extent to which they have to be replaced, the replacement should match the original;
- 6 proposals which would generate a significant increase in traffic movements and heavy vehicles or excessive parking demands will not be permitted since these would be prejudicial to amenity;
- 7 proposals which would require substantial car parking and servicing areas which can not be provided without an adverse effect on the site and its surroundings

will not be permitted.

**Carlisle District Local Plan 2001 - 2016**  
**Transport - Policy T1- Parking Guidelines For Development**

The level of car parking provision for development will be determined on the basis of the following factors:

- 1 the Parking Guidelines for Cumbria as updated by additional requirements in PPG 13;
- 2 the availability of public car parking in the vicinity;
- 3 the impact of parking provision on the environment of the surrounding area;
- 4 the likely impact on the surrounding road network; and
- 5 accessibility by and availability of, other forms of transport.

**Item no: 06**

**Appn Ref No:**  
12/0316

**Applicant:**  
Mr & Mrs Denby

**Parish:**  
Hayton

**Date of Receipt:**  
17/04/2012 23:00:33

**Agent:**  
Ms Hirst

**Ward:**  
Hayton

**Location:**  
Moss Knowe, Faugh, Heads Nook, CA8 9RE

**Grid Reference:**  
350937 554338

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Proposal: Erection Of A Single Wind Turbine (5kW) On A 15m Monopole Mast  
(15.4m To Hub And 18.15m To Tip)

**Grant Permission**

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:
  1. The Planning Application Form received 17th April 2012;
  2. The Site Location Plans (Scales 1:10000 and 1:2500) received 14th

- August 2012;
3. The Site Plan (Scale 1:2500) showing the positioning of trees/hedgerows received 14th August 2012;
  4. The Proposed Elevations received 17th April 2012 (Drawing No. 0130-AD-00175, Designation D, Issue 1);
  5. The Terrain Profile: West To East received 14th August 2012;
  6. The Terrain Profile: North- South received 14th August 2012;
  7. The Environmental Appraisal received 26th April 2012;
  8. The Bat Survey Undertaken By QUANTS Environmental Ltd received 2nd August 2012 (Dated August 2012);
  9. The Bird Desk Top Survey Undertaken By QUANTS Environmental Ltd received 14th August 2012 (Dated August 2012);
  10. The Noise Survey Undertaken By Evancewind received 17th April 2012;
  11. The Aviation Assessment Undertaken By Cyrrus received 9th May 2012;
  12. The Manufacturers Details Of The Turbine received 17th April 2012 And Drawing No. EVN\_5kW\_15M\_G001 Rev A;
  13. The Proposed Photomontages received 14th August 2012;
  14. the Notice of Decision; and
  15. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. If the turbine hereby permitted ceases to be operational for a continuous period of 12 months the operator shall give notice in writing to the local planning authority of the date this event occurs. Unless the local planning authority gives notice in writing to the contrary the use shall cease and the turbine and all components, listed in condition 2 above, shall be removed from the site within 6 months of the date notified to the local planning authority for the purposes of this condition.

**Reason:** In the interests of the visual amenity of the area and to accord with the objectives of Policies CP1 and CP8 of the Carlisle District Local Plan 2001-2016.

4. The permission hereby granted is for the proposed development to be retained for a period of not more than 25 years from the date when electricity is first supplied to the grid. The local planning authority shall be notified in writing of the date of the commissioning of the wind turbine. By no later than the end of the 25 year period the turbine shall be de-commissioned, and it and all related above ground structures shall be removed from the site which shall be reinstated to its original condition.

**Reason:** In the interests of the visual amenity of the area and to accord with the objectives of Policies CP1 and CP8 of the Carlisle District Local Plan 2001-2016.

5. No logos, advertisements, lettering, lights or other information (other than that required for health and safety purposes or required for legal reasons including aviation safety) shall be displayed on the turbine, nor shall it be illuminated without the prior written approval of the local planning authority.

**Reason:** To safeguard the character of the area in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. The level of noise emissions from the turbine hereby permitted when measured in free field conditions at the boundary of the nearest noise sensitive receptor which lawfully exists or has planning permission for construction at the date of this planning permission, or measured closer to the turbine and calculated out to the receptor in accordance with a methodology previously approved in writing by the local planning authority, shall not exceed 35 dB LA90,10min up to wind speeds of 10 m/s measured at a height of 10 m above ground level at a specified location near to the turbine which has been previously approved in writing by the local planning authority.

**Reason:** To minimise any potential adverse impact on nearby occupiers and in accordance with the objectives of Policy CP8 (Criteria 4) of the Carlisle District Local Plan 2001-2016.

7. The developer shall give advance notice in writing to the Ministry of Defence of the date construction of the turbine hereby permitted commences and ends, and shall include details about the maximum height of construction equipment, together with the blade tip height of the turbine above ground level, and the latitude and longitude of the turbine.

**Reason:** In the interests of air safety.

8. No construction works of any kind shall take place during the breeding bird season (1st March - 31st August) unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

**Reason:** To protect features of recognised nature conservation importance in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

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## **Summary of Reasons for the Decision**

The decision to grant planning permission has been taken having regard to the Development Plan, including Supplementary Planning Guidance/ Documents and Design Guidance. The relevant Development Plan policies and Supplementary Guidance have been considered in conjunction with comments received from consultees (including statutory consultees) and any responses from third parties, together with other material planning considerations. On balance the proposal was regarded as acceptable and it was considered that the development does not cause demonstrable harm to interests of acknowledged importance that justifies withholding permission.

## **Relevant Development Plan Policies**

### **The North West Of England Plan Regional Spatial Strategy To 2021 Policy EM 1: Integrated Enhancement And Protection Of The Region's Environmental Assets**

The Region's environmental assets should be identified, protected, enhanced and managed.

Plans, strategies, proposals and schemes should deliver an integrated approach to conserving and enhancing the landscape, natural environment, historic environment and woodlands of the region.

Plans and strategies should define spatial objectives and priorities for conservation, restoration and enhancement as appropriate, and provide area-based guidelines to direct decisions and target resources. These will be founded on a sound understanding of the diversity, distinctiveness, significance and sensitivity of the region's environmental assets, and informed by sub-regional environmental frameworks. Special consideration will be given to the impacts of climate change and adaptation measures.

Priority should be given to conserving and enhancing areas, sites, features and species of international, national, regional and local landscape, natural environment and historic environment importance.

Where proposals and schemes affect the region's landscape, natural or historic environment or woodland assets, prospective developers and/or local authorities should first avoid loss of or damage to the assets, then mitigate any unavoidable damage and compensate for loss or damage through offsetting actions with a foundation of no net loss in resources as a minimum requirement.

With regard to specific elements of this integrated approach, the following should be taken into account:

## **The North West Of England Plan Regional Spatial Strategy To 2021**

### **Policy EM1 (A): Landscape**

Plans, strategies, proposals and schemes should identify, protect, maintain and enhance natural, historic and other distinctive features that contribute to the character of landscapes and places within the North West.

They should be informed by and recognise the importance of:

- detailed landscape character assessments and strategies, which local authorities should produce, set in the context of the North West Joint Character Area Map <sup>(93)</sup>. These will be used to identify priority areas for the maintenance, enhancement and/or restoration of that character and will under-pin and act as key components of criteria-based policies in LDFs;
- the special qualities of the environment associated with the nationally designated areas of the Lake District National Park, the Yorkshire Dales National Park, the Peak District National Park, the Forest of Bowland Area of Outstanding Natural Beauty (AONB), the Arnsdale and Silverdale AONB, the North Pennines AONB and Solway Coast AONB and their settings;
- the characteristics and setting of World Heritage Sites.

## **The North West Of England Plan Regional Spatial Strategy To 2021**

### **Policy EM 17: Renewable Energy**

In line with the North West Sustainable Energy Strategy, by 2010 at least 10% (rising to at least 15% by 2015 and at least 20% by 2020) of the electricity which is supplied within the Region should be provided from renewable energy sources. To achieve this new renewable energy capacity should be developed which will contribute towards the delivery of the indicative capacity targets set out in Tables 9.6 and 9.7a-c. In accordance with PPS22, meeting these targets is not a reason to refuse otherwise acceptable development proposals.

Local authorities should work with stakeholders in the preparation of sub regional studies of renewable energy resources so as to gain a thorough understanding of the supplies available and network improvements, and how they can best be used to meet national, regional and local targets. These studies should form the basis for:

- informing a future review of RSS to identify broad locations where development of particular types of renewable energy may be considered appropriate <sup>(119)</sup>; and
- establishing local strategies for dealing with renewable resources, setting targets for their use which can replace existing sub regional targets for the relevant authorities.

Plans and strategies should seek to promote and encourage, rather than restrict, the use of renewable energy resources. Local planning authorities should give significant weight to the wider environmental, community and economic benefits of proposals for renewable energy schemes to:

- contribute towards the capacities set out in tables 9.6 and 9.7 a-c; and
- mitigate the causes of climate change and minimise the need to consume finite natural resources.

Opportunities should be sought to identify proposals and schemes for renewable energy. The following criteria should be taken into account but should not be used to rule out or place constraints on the development of all, or specific types of, renewable energy technologies:

- anticipated effects on local amenity resulting from development, construction and operation of schemes (e.g. air quality, atmospheric emissions, noise, odour, water pollution and disposal of waste). Measures to mitigate these impacts should be employed where possible and necessary to make them acceptable;
- acceptability of the location/scale of the proposal and its visual impact in relation to the character and sensitivity of the surrounding landscape, including cumulative impact. Stringent requirements for minimising impact on landscape and townscape would not be appropriate if these effectively preclude the supply of certain types of renewable energy, other than in the most exceptional circumstances such as within nationally recognised designations as set out in PPS22 paragraph 11;
- effect on the region's World Heritage Sites and other national and internationally designated sites or areas, and their settings but avoiding the creation of buffer zones and noting that small scale developments may be permitted in such areas provided there is no significant environmental detriment;
- effect of development on nature conservation features, biodiversity and geodiversity, including sites, habitats and species, and which avoid significant adverse effects on sites of international nature conservation importance by assessment under the Habitats Regulations;
- maintenance of the openness of the Region's Green Belt;
- potential benefits of development to the local economy and the local community;
- accessibility (where necessary) by the local transport network;
- effect on agriculture and other land based industries;
- ability to make connections to the electricity distribution network which takes account of visual impact (as qualified above);
- integration of the proposal with existing or new development where appropriate;
- proximity to the renewable fuel source where relevant – e.g. wood-fuel biomass processing plants within or in close proximity to the region's major woodlands and forests;
- encourage the integration of combined heat and power (CHP), including micro CHP into development.

Developers must engage with local communities at an early stage of the development process prior to submission of any proposals and schemes for approval under the appropriate legislation.



## **Cumbria and Lake District Joint Structure Plan 2001 – 2016**

### **Policy E35: Areas and Features of nature conservation interests other than those of national and international conservation importance**

Development and other land use changes that are detrimental to these nature conservation interests will not be permitted unless the harm caused to the value of those interests is outweighed by the need for the development. Where development is permitted the loss of nature conservation interest should be minimised and, where practicable, mitigation should be provided.

These nature conservation interests are defined as:

- County Wildlife Sites (CWSs)
- Regionally Important Geological or Geomorphological Sites (RIGGS)
- The UK Biodiversity Action Plan Priority Habitats that occur in Cumbria
- Species of Conservation Importance in the North West Region that occur in Cumbria
- Landscape features of major importance for wild fauna and flora, which are essential for migration dispersal and genetic exchange
- Local nature reserves

## **Cumbria and Lake District Joint Structure Plan 2001 – 2016**

### **Policy E37: Landscape character**

Development and land use change should be compatible with the distinctive characteristics and features of Cumbria's landscape types and sub types. Proposals will be assessed in relation to:

1. locally distinctive natural or built features,
2. visual intrusion or impact,
3. scale in relation to the landscape and features,
4. the character of the built environment,
5. public access and community value of the landscape,
6. historic patterns and attributes,
7. biodiversity features, ecological networks and seminatural habitats, and
8. openness, remoteness and tranquillity.

## **Cumbria and Lake District Joint Structure Plan 2001 – 2016**

### **Policy R44: Renewable energy outside the Lake District National Park and AONBs**

Outside the Lake District National Park and AONBs proposals for renewable energy including any ancillary infrastructure or buildings will be favourably considered if:

1. there is no significant adverse effect on the landscape character, biodiversity and the natural and built heritage of the area either individually or cumulatively

- through their relationship with other utility infrastructure
2. there is no significant adverse effect on local amenity, the local economy, highways, aircraft operations or telecommunications,
  3. the proposal takes all practicable measures to reduce any adverse impact on landscape, environmental, nature conservation, historical and local community interests,

In considering applications for planning permission in relation to the above criteria, and other policies in this plan, the environmental, economic and energy benefits of renewable energy proposals should be given significant weight.

There are additional requirements in the following cases:

### **Wind energy development**

4. measures should be included to secure the satisfactory removal of structures/ related infrastructure and remediation of land following cessation of operation of the installation,

### **New plant for the commercial generation of energy from biomass**

5. shall be sited on existing industrial/ employment sites or previously developed land that is well related to the resource catchment.

Where practicable measures to transport fuel and waste by water or rail shall be made.

### **Proposals for the recovery of energy from agriculture waste within existing farm units or sewage sludge**

6. shall be well related to the activity, scale and character of the existing business/enterprise and /or setting.

## **Carlisle District Local Plan 2001 - 2016**

### **Core Development Policies - Policy CP1 - Landscape Character**

Proposals for development in the rural area must seek to conserve and enhance the special features and diversity of the different landscape character areas.

Development will be considered appropriate to the character of the landscape provided the proposal has regard to and conserves:

the landform and natural patterns of drainage;

- the pattern of trees and woodland;
- the habitats of species of importance for wildlife;
- the pattern and composition of field boundaries;
- the pattern of historic landscape features;
- the pattern and distribution of settlements

## **Carlisle District Local Plan 2001 - 2016**

## **Core Development Policies - Policy CP2 - Biodiversity**

Proposals in both the rural and urban area should not harm the integrity of the biodiversity resource as judged by key nature conservation principles, and proposals should seek to conserve and enhance the biodiversity value of the areas which they affect.

In areas where species protected under national and European legislation are most likely to occur, special account will be given to their presence in the consideration of development proposals.

## **Carlisle District Local Plan 2001 - 2016**

### **Core Development Policies - Policy CP3 - Trees And Hedges On Development Sites**

Proposals for new development should provide for the protection and integration of existing trees and hedges. Where trees and hedges are present, a survey will be required showing the following:

- 1 the location of existing trees and hedges;
- 2 the species, age, height and crown spread of each tree;
- 3 an assessment of the condition of each tree;
- 4 the location and crown spread of trees on adjacent land which may be affected by the development;
- 5 existing and proposed changes in ground level.

In order to protect and integrate existing trees and hedges within 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 identified in the tree survey.

Layouts will be required to provide adequate spacing between existing trees and buildings, taking into account the existing and future size of the trees, and their impact both above and below ground.

The City Council will protect existing trees and woodlands where appropriate, by tree preservation orders, and by the use of planning conditions requiring protective fencing around trees to be retained to prevent site works within their crown spread.

## **Carlisle District Local Plan 2001 - 2016**

### **Core Development Policies - Policy CP4 - Agricultural Land**

Permission will not be given for development where it would lead to the loss of the best and most versatile agricultural land, unless:

- 1 there is an overriding need for the development; and
- 2 there is insufficient land of a lower grade available; or
- 3 available lower grade land has a statutory landscape, wildlife, historic or archaeological designation.

## **Carlisle District Local Plan 2001 - 2016**

### **Core Development Policies - Policy CP5 - Design**

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
- 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
- 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
- 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
- 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
- 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
- 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
- 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

## **Carlisle District Local Plan 2001 - 2016**

### **Core Development Policies - Policy CP6 - Residential Amenity**

The amenity of residential areas will be protected from inappropriate development where that development:

- 1 is for a use inappropriate for residential areas; and/or
- 2 is of an unacceptable scale; and/or
- 3 leads to an unacceptable increase in traffic or noise; and/or
- 4 is visually intrusive.

## **Carlisle District Local Plan 2001 - 2016**

### **Core Development Policies - Policy CP8 - Renewable Energy**

Proposals for renewable energy will be favourably considered provided that all of the following criteria are satisfied:

- 1 there is no unacceptable visual impact on the immediate and wider landscape and townscape;

- 2 there is no adverse impact on biodiversity;
- 3 any new structures would be sensitively incorporated into the surrounding landscape/ townscape and/or habitat and respect the local landscape character;
- 4 measures are taken to mitigate any noise, smell or other nuisance or pollutants likely to affect nearby occupiers, amenities and/or neighbouring land uses;
- 5 any waste arising as a result of the development is minimised and dealt with using a suitable means of disposal;
- 6 there would be no unacceptable levels of harm to features designated as of local, national or international importance;
- 7 adequate provision can be made for access and parking and the potential impact on the road network;
- 8 there would be no unacceptable conflict with any existing recreational facilities or routes;
- 9 there would be no unacceptable cumulative effects when proposals are considered together with any extant planning approvals or other existing renewable energy developments.

**Item no: 07**

**Appn Ref No:**  
12/0155

**Applicant:**  
Mr Carrigan

**Parish:**  
Westlinton

**Date of Receipt:**  
23/02/2012 13:00:19

**Agent:**  
Green Planning Solutions  
LLP

**Ward:**  
Longtown & Rockcliffe

**Location:**  
Parkfield Stables, Newtown of Rockcliffe, Blackford,  
CA6 4ET

**Grid Reference:**  
338837 562600

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Proposal: Erection Of 1No. Barn And 4No. Loose Box Stables

**Grant Permission**

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:

1. the submitted planning application form;
2. the Location Plan (07\_120B\_001) received 23rd February 2012;
3. the Existing Site Plan (07\_120B\_002) received 23rd February 2012;
4. the Proposed Site Plan (07\_120B\_003) received 23rd February 2012;
5. the Floor Plans and Elevations (07\_120B\_004) received 23rd February 2012;
6. the Design and Access Statement received 23rd February 2012;
3. the Notice of Decision; and
4. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

3. The stables and hay barn hereby permitted shall be used only for private purposes for the stabling and breeding of horses and storage of associated equipment and feed and no other commercial, industrial and/or retail activity shall take place without the prior permission of the Local Planning Authority.

**Reason:** To control the precise nature of the use to safeguard the living conditions of neighbouring residents and character of the area, in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. No development shall take place until details of a landscaping scheme have been submitted to and approved by the Local Planning Authority.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

5. All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of use of either the stables or hay barn hereby permitted, or, the completion of the development (whichever is the sooner) and maintained thereafter in accordance with the approved details; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policy CP3 of the Carlisle District Local Plan 2001-2016.

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### **Summary of Reasons for the Decision**

The decision to grant planning permission has been taken having regard to the Development Plan, including Supplementary Planning Guidance/ Documents and Design Guidance. The relevant Development Plan policies and Supplementary Guidance have been considered in conjunction with comments received from consultees (including statutory consultees) and any responses from third parties, together with other material planning considerations. On balance the proposal was regarded as acceptable and it was considered that the development does not cause demonstrable harm to interests of acknowledged importance that justifies withholding permission.

### **Relevant Development Plan Policies**

#### **Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP5 - Design**

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
- 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
- 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
- 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
- 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
- 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
- 8 Ensure that the necessary services and infrastructure can be incorporated

- without causing unacceptable harm to retained features;
- 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

### **Carlisle District Local Plan 2001 - 2016**

#### **Core Development Policies - Policy CP6 - Residential Amenity**

The amenity of residential areas will be protected from inappropriate development where that development:

- 1 is for a use inappropriate for residential areas; and/or
- 2 is of an unacceptable scale; and/or
- 3 leads to an unacceptable increase in traffic or noise; and/or
- 4 is visually intrusive.

### **Carlisle District Local Plan 2001 - 2016**

#### **Local Environment - Policy LE25 - Agricultural Buildings**

Proposals for new farm buildings and extensions to existing agricultural buildings and other farm structures will be permitted provided that;

- 1 the building or structure is sited where practical to integrate with existing farm buildings and/or take advantage of the contours of the land and any existing natural screening; and
- 2 the scale and form of the proposed building or structure relates to the existing group of farm buildings; and
- 3 within AONBs, conservation areas and Landscapes of County Importance, the design and materials used reflect the overall character of the area; and
- 4 the proposal would not have an unacceptable impact on any adjacent properties.

#### **Item no: 08**

**Appn Ref No:**

12/0484

**Applicant:**

Mr Robert Edgar

**Parish:**

Dalston

**Date of Receipt:**

06/06/2012

**Agent:**

Taylor & Hardy

**Ward:**

Dalston

**Location:**

Stepping Stones, 2 Barras Lane, Dalston, Cumbria,  
CA5 7ND

**Grid Reference:**

336386 550665

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Proposal: Change Of Use Class C3 (Dwelling) To Class B1 (Office); Siting Of 2No. Metal Storage Containers To Rear Of Property; Formation Of Vehicle Parking To Rear; Erection Of 2.4 Metre High Palisade Fence And Vehicle



Access Gate To Rear; Installation Of External Metal Staircase And  
Alteration Of Upper Window To External Doorway

Members resolved to give authority to the Director (Economic Development) to issue approval for the proposal subject to no new issues being raised by objectors or the Parish Council in relation to the amended plans received on 27 September 2012.

**Item no: 09**

**Appn Ref No:**  
12/0545

**Applicant:**  
Mr Hebson

**Parish:**  
Wetheral

**Date of Receipt:**  
28/06/2012

**Agent:**  
H & H Land and Property  
Ltd

**Ward:**  
Wetheral

**Location:**  
Chapel Farm, Front Street, Cotehill, Carlisle, CA4  
0DZ

**Grid Reference:**  
346851 550370

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Proposal: Erection Of Agricultural Building

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:

1. the submitted planning application form;
2. Plan 1 the Block Plan received 28th June 2012;
3. Plan 2 the Location Plan received 28th June 2012;
4. Plan 3 the floor plan and elevations received 28th June 2012;
5. the Design and Access statement received 28th June 2012;
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016 are met and to ensure a satisfactory external appearance for the completed development.

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### **Summary of Reasons for the Decision**

The decision to grant planning permission has been taken having regard to the Development Plan, including Supplementary Planning Guidance/ Documents and Design Guidance. The relevant Development Plan policies and Supplementary Guidance have been considered in conjunction with comments received from consultees (including statutory consultees) and any responses from third parties, together with other material planning considerations. On balance the proposal was regarded as acceptable and it was considered that the development does not cause demonstrable harm to interests of acknowledged importance that justifies withholding permission.

### **Relevant Development Plan Policies**

#### **Carlisle District Local Plan 2001 - 2016**

##### **Local Environment - Policy LE25 - Agricultural Buildings**

Proposals for new farm buildings and extensions to existing agricultural buildings and other farm structures will be permitted provided that;

- 1 the building or structure is sited where practical to integrate with existing farm buildings and/or take advantage of the contours of the land and any existing natural screening; and
- 2 the scale and form of the proposed building or structure relates to the existing group of farm buildings; and
- 3 within AONBs, conservation areas and Landscapes of County Importance, the design and materials used reflect the overall character of the area; and
- 4 the proposal would not have an unacceptable impact on any adjacent properties.

#### **Carlisle District Local Plan 2001 - 2016**

##### **Core Development Policies - Policy CP5 - Design**

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and

- detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
  - 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
  - 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
  - 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
  - 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
  - 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
  - 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
  - 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

**Item no: 10**

**Appn Ref No:**  
12/0644

**Applicant:**  
Mr Forster

**Parish:**  
Scaleby

**Date of Receipt:**  
30/07/2012 08:00:10

**Agent:**  
Black Box Architects  
Limited

**Ward:**  
Stanwix Rural

**Location:**  
The Severals, Burnhill, Scaleby, Carlisle, CA6 4LU

**Grid Reference:**  
343252 562989

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Proposal: Erection Of Ground Floor Extensions; Provision Of First Floor To Include Annex Accommodation

**Grant Permission**

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:
1. the Planning Application Form received 30th July 2012;
  2. the Location Plan received 28th September 2012 (Drawing no. 12-117-04A);
  3. the Block Plan received 28th September 2012 (Drawing no. 12-117-03A);
  4. the Existing Plan/ Elevations received 30th July 2012 (Drawing no. 12-117-01);
  5. the Proposed Plans/ Elevations received 11th September 2012 (Drawing no. 12-117-02C Rev C);
  6. the Design and Access Statement received 30th July 2012;
  7. the Notice of Decision; and
  8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. 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. The development shall then be undertaken in accordance with the approved details.

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

4. No development hereby approved by this permission shall commence until details of the ground source heat pump and rainwater harvesting system have been submitted to and approved in writing by the Local Planning Authority. Such details shall include scale drawings illustrating the siting together with the size of the equipment. The development shall then be undertaken in accordance with the approved details.

**Reason:** For the avoidance of doubt and to ensure compliance with Policy CP9 of the Carlisle District Local Plan 2001-2016.

5. This permission relates to the extension of The Severals together with the addition of supplementary domestic accommodation to, and related internal re-arrangements of, the existing family accommodation at the premises, all of which shall be occupied as one planning unit by members of the applicants family or those of their successors in title. Under no circumstances shall the applicants or their successors in title subsequently sell, let or in any way dispose

of or use or permit to be used any part of the accommodation hereby approved, independently of the remainder of the overall property.

**Reason:** The local planning authority are not prepared to permit the establishment of a separate unit of accommodation on this site in accord with Policy H1 of the Carlisle District Local Plan 2001-2016.

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## **Summary of Reasons for the Decision**

The decision to grant planning permission has been taken having regard to the Development Plan, including Supplementary Planning Guidance/ Documents and Design Guidance. The relevant Development Plan policies and Supplementary Guidance have been considered in conjunction with comments received from consultees (including statutory consultees) and any responses from third parties, together with other material planning considerations. On balance the proposal was regarded as acceptable and it was considered that the development does not cause demonstrable harm to interests of acknowledged importance that justifies withholding permission.

## **Relevant Development Plan Policies**

### **Carlisle District Local Plan 2001 - 2016**

#### **Core Development Policies - Policy CP2 - Biodiversity**

Proposals in both the rural and urban area should not harm the integrity of the biodiversity resource as judged by key nature conservation principles, and proposals should seek to conserve and enhance the biodiversity value of the areas which they affect.

In areas where species protected under national and European legislation are most likely to occur, special account will be given to their presence in the consideration of development proposals.

### **Carlisle District Local Plan 2001 - 2016**

#### **Core Development Policies - Policy CP3 - Trees And Hedges On Development Sites**

Proposals for new development should provide for the protection and integration of existing trees and hedges. Where trees and hedges are present, a survey will be required showing the following:

- 1 the location of existing trees and hedges;
- 2 the species, age, height and crown spread of each tree;
- 3 an assessment of the condition of each tree;
- 4 the location and crown spread of trees on adjacent land which may be affected

- by the development;
- 5 existing and proposed changes in ground level.

In order to protect and integrate existing trees and hedges within 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 identified in the tree survey.

Layouts will be required to provide adequate spacing between existing trees and buildings, taking into account the existing and future size of the trees, and their impact both above and below ground.

The City Council will protect existing trees and woodlands where appropriate, by tree preservation orders, and by the use of planning conditions requiring protective fencing around trees to be retained to prevent site works within their crown spread.

### **Carlisle District Local Plan 2001 - 2016**

#### **Core Development Policies - Policy CP5 - Design**

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
- 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
- 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
- 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
- 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
- 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
- 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
- 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

### **Carlisle District Local Plan 2001 - 2016**

#### **Core Development Policies - Policy CP9 - Development, Energy Conservation**

## And Efficiency

Development proposals should take into account the need for energy conservation and efficiency in their design, layout and choice of materials. The principles should be introduced in the early stages of the design process in order to consider the orientation of buildings to maximise solar gain coupled with high levels of insulation to reduce heating costs. The efficient and effective use of land, including the reuse of existing buildings and the use of environmentally sustainable materials should also be encouraged. Landscaping schemes also may be used to shelter buildings in exposed positions to reduce heat loss.

These elements will contribute to the energy efficiency of a new development. Developers should also consider the possible incorporation of photovoltaic cells, active solar panels and other small-scale sources of renewable energy. Consideration should be given to recycled materials, waste minimisation and recycling measures within the design.

Designers will be encouraged to include systems for collecting roof water to enable its re-use.

## **Carlisle District Local Plan 2001 - 2016** **Housing - Policy H11 - Extensions To Existing Residential Premises**

Applications for extensions to existing dwellings will be approved provided the City Council is satisfied that the proposals are appropriate to the dwelling, its design and setting. Inappropriate extensions which adversely affect the amenities of adjacent properties by poor design, unreasonable overlooking and/or unreasonable loss of daylight and sunlight will not be permitted. Extensions must be of an appropriate scale and not dominate the original dwelling.

### **Item no: 11**

**Appn Ref No:**  
12/0676

**Applicant:**  
Mr John Walker

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
06/08/2012

**Agent:**  
Mr Stuart Leslie

**Ward:**  
Burgh

**Location:**  
Orchard House, Thurstonfield, Carlisle, Cumbria,  
CA5 6HD

**Grid Reference:**  
331612 556712

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Proposal: Erection Of 1no. Dormer Bungalow

## Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this planning permission comprise:

1. the submitted planning application form, received 6 August 2012;
2. Design & Access Statement, received 6 August 2012;
3. Desk Top Report (Land Contamination), received 6 August 2012;
4. Site Location Plan, received 6 August 2012 (Dwg GSL/JW/04);
5. Existing & Proposed Site Plan, received 3 September 2012 (Dwg GSL/JW/01a);
6. Proposed Floor Plans, received 6 August 2012 (Dwg GSL/JW/02);
7. Proposed Elevations, received 6 August 2012 (Dwg GSL/JW/03);
8. the Notice of Decision; and
9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

3. 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.

4. 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.

5. 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.

6. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

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

7. 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.

8. The new dwelling shall not be occupied until both vehicular access and parking/turning facilities have been constructed in accordance with the approved plan and brought into use. These facilities 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 and to support Local Transport Plan Policies LD5, LD7 and LD8.

9. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto the highway from the accesses and hardstandings shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

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

10. The whole of the vehicular access area bounded by the carriageway edge and the highway boundary 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 and LD8.

11. The accesses shall be designed to be paired with each other.

**Reason:** To minimise the number of separate access points to the public highway and to support Local Transport Plan Policies LD5, LD7 and LD8.

12. The access, parking areas etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

**Reason:** To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

13. 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. Site investigations should follow the guidance in BS10175. Following the 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 off-site receptors.

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## Summary of Reasons for the Decision

The decision to grant planning permission has been taken having regard to the Development Plan, including supplementary planning guidance/documents and design guidance. The relevant Development Plan policies and supplementary guidance have been considered in conjunction with comments received from consultees (including statutory consultees) and any responses from third parties, together with other material planning considerations. On balance the proposal was regarded as acceptable and it was considered that the development does not cause demonstrable harm to interests of acknowledged importance that justifies withholding permission.

## Relevant Development Plan Policies

### Carlisle District Local Plan 2001 - 2016

#### Spatial Strategy & Development Principles - Policy DP1 - Sustainable Development Locations

All proposals for development will be assessed against their ability to promote sustainable development. Proposals will be considered favourably in the following locations, provided they are in scale with their location and consistent with other Policies of this Local Plan.

Urban Area	City of Carlisle
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Key Service Centres	Brampton Longtown
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Local Service Centres	Burgh by Sands	Heads Nook
	Castle Carrock	Houghton
	Cummersdale	Irthington
	Cumwhinton	Raughton Head
	Dalston	Rockcliffe
	Gilsland	Scotby
	Great Corby	Smithfield
	Great Orton	Thurstonfield
	Hallbankgate	Warwick Bridge

Proposals for development within these locations will be assessed on the basis of the need for development to be in the location specified.

Within the Urban Area proposals for retail, office and leisure developments will be subject to a sequential approach which requires that locations be considered as follows: firstly within the City Centres; secondly edge-of-centre locations; and thirdly the remainder of the urban area.

Proposals for residential development will be considered against the need to give priority to the reuse of previously developed land, with particular emphasis on vacant and derelict sites and buildings.

Settlement Boundaries have been established on the Proposals Map to recognise the extent of built development or where planning permission already exists to judge proposals for development and are not indicative of land ownership.

Outside these locations development will be assessed against the needs to be in the location specified.

### **Carlisle District Local Plan 2001 - 2016**

#### **Housing - Policy H1 - Location Of New Housing Development**

New housing development will be located in sustainable locations in accordance with PPS3: *Housing*, Regional Planning Guidance and the Joint Structure Plan. During the Plan period 80% of new development will be located within the urban area of Carlisle, including allocated sites on the edge of the City referred to in Proposal H16. The remaining 20% will be permitted in the rural area of the District with the focus on the two Key Service Centres of Brampton and Longtown.

In the remainder of the rural area small-scale development will be located in accordance with Policy DP1 and other policies of this Plan to ensure that:

- 1 the site is well related to the landscape of the area and does not intrude into open countryside; and
- 2 the scale of the proposed development is well related to the scale, form and character of the existing settlement; and
- 3 the layout of the site and the design of the buildings is well related to existing property in the village; and
- 4 the siting and design of the buildings is well related to and does not adversely affect the amenity of neighbouring property; and
- 5 appropriate access and parking can be achieved; and
- 6 the proposal will not lead to the loss of amenity open space within or at the edge of the settlement; and
- 7 the proposal will not lead to the loss of the best and most versatile agricultural land.

Settlement boundaries have been drawn for the following Local Service Centres within which proposals will be judged against the above criteria.

Burgh-by-Sands	Castle Carrock	Cummersdale
Cumwhinton	Dalston	Gilsland
Great Corby	Great Orton	Hallbankgate
Hayton	Heads Nook	Houghton
Irthington	Raughton Head	Rockcliffe
Scotby	Smithfield	Thurstonfield
Warwick Bridge (including Little Corby & Corby Hill)	Wetheral	

In the following settlements small-scale infilling (development between an otherwise continuous frontage) will be allowed where this does not conflict with the criteria above and is evidenced by local need to be in that location. S106 agreements may be used to ensure local occupancy to provide for the identified need.

Blackwell	Cardewlees	Cargo
Carleton	Cotehill	Cumwhitton
Durdar	Faugh	Harker
Hethersgill	How Mill	Lanercost
Laversdale	Low Row	Monkhill
Moorhouse	Talkin	Todhills
Walton	Warwick-on-Eden	Wreay

## **Carlisle District Local Plan 2001 - 2016**

### **Core Development Policies - Policy CP5 - Design**

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
- 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
- 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
- 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
- 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
- 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
- 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;

- 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

**Carlisle District Local Plan 2001 - 2016**  
**Core Development Policies - Policy CP12 - Foul And Surface Water Sewerage And Sewage Treatment**

Development will not be permitted where inadequate foul and surface water sewerage infrastructure and sewage treatment capacity exists, or where such provision can not be made within the time constraint of the planning permission.

**Item no: 12**

<b>Appn Ref No:</b> 12/9010	<b>Applicant:</b> The Governors	<b>Parish:</b> Orton
<b>Date of Receipt:</b> 26/07/2012	<b>Agent:</b> Cumbria County Council	<b>Ward:</b> Burgh
<b>Location:</b> Great Orton Primary School, Great Orton, Carlisle, CA5 6NA	<b>Grid Reference:</b> 332816 553749	

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Proposal: Infill To Provide Additional Teaching Space, Entrance Canopy And Replacement Headteachers Office

**Decision:** City Council Observation - Raise No Objection      **Date:** 09/08/2012

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission      **Date:** 21/08/2012

**Item no: 13**

<b>Appn Ref No:</b> 12/9007	<b>Applicant:</b> Mr Graham Frost	<b>Parish:</b>
<b>Date of Receipt:</b> 12/06/2012	<b>Agent:</b> Economy, Culture & Environment	<b>Ward:</b> Denton Holme

**Location:**

Robert Ferguson Primary School, East Dale Street,  
Carlisle, CA2 5LA

**Grid Reference:**

339859 554799

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Proposal: Erection Of 2.4m High Replacement Fencing To The Southern Perimeter  
Of The School Playing Field

**Decision:** City Council Observation - Observations

**Date:** 02/07/2012

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission

**Date:** 21/08/2012

**Item no: 14**

**Appn Ref No:**

12/9101

**Applicant:**

Mr Colin Jefferson

**Parish:**

Carlisle

**Date of Receipt:**

10/07/2012

**Agent:**

Economy Culture &  
Environment

**Ward:**

Castle

**Location:**

Trinity School, Strand Road, Carlisle, CA1 1JB

**Grid Reference:**

340353 556210

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Proposal: Discharge Of Conditions 7 & 8 Of Previously Approved Appn  
12/9006/CTY

**Decision:** City Council Observation - Raise No Objection

**Date:** 19/07/2012

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission

**Date:** 21/08/2012

**Item no: 15**

**Appn Ref No:**

11/0596

**Applicant:**

Bolsterstone Innovative  
Energy (Newlands) Ltd

**Parish:**

St Cuthberts Without

**Date of Receipt:**

15/07/2011 16:00:53

**Agent:**

Arcus Renewable Energy

**Ward:**

Dalston

## Consulting

**Location:**

Newlands Farm, Carleton, Carlisle, CA4 0AE

**Grid Reference:**

344058 552722

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Proposal: Erection Of 1no. Wind Turbine And Associated Infrastructure Including Hardstandings, On-Site Tracks, Construction Compound, Permanent Meteorological Mast, Underground Cabling, Culverting, Control Building And Upgraded Site Access From B6263

**Decision:** Refuse Permission

**Date:** 11/11/2011

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Part Allowed

**Date:** 28/07/2012

### Item no: 16

**Appn Ref No:**

12/9013

**Applicant:**

Mr Andrew Sproat

**Parish:**

Carlisle

**Date of Receipt:**

24/08/2012

**Agent:**

Planning & Sustainability

**Ward:**

Harraby

**Location:**

Richard Rose Academy (Formerly North Cumbria Technology College), Edgehill Road, Carlisle, CA1 3SL

**Grid Reference:**

342853 554288

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Proposal: Prior Approval For Partial Demolition Of Former North Cumbria Technology College To Allow A New Build School And Community Centre Development

**Decision:** City Council Observation - Raise No Objection

**Date:** 07/09/2012

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission

**Date:** 11/09/2012