

# Schedule of Decisions

## Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

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### Item no: 01

**Appn Ref No:**  
17/0540

**Applicant:**  
Citadel Estates Ltd

**Parish:**  
Wetheral

**Date of Receipt:**  
14/06/2017 23:02:51

**Agent:**  
Sandy Johnston Architect

**Ward:**  
Wetheral

**Location:**  
Skelton Court, (formerly Skelton House), Wetheral,  
CA4 8JG

**Grid Reference:**  
346432 554572

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Proposal: Variation Of Condition 1 (Approved Documents) Of Previously Approved Permission 14/0472 To Retain A 2 No. Bed Apartment Within The Roof Space; Formation Of Rendered Plinth And Installation Of Glazed Screen In Lieu Of Glazing And Doors Already Installed; Reinstatement Of Ridge Line To That Already Approved Under Application Reference 14/0472; Formation Of Lift Housing Within The Roof Space; And Retention Of Reduced Flat Roof Area (Not For Any Associated Residential Amenity Space).

### Refuse Permission

- Reason:** The combination of the accommodation within the roof space together with the remaining alterations to the roof structure and roof profile does not respond to the local character and context of this prominent site within the Wetheral Conservation Area. The proposal is therefore contrary to criteria 1 of Policy HO2 (Windfall Housing Development) and criterion 1, 2 and 3 of Policy HE7 (Conservation Areas) of the Carlisle District Local Plan 2015-2030.
- Reason:** The proposed building would be located adjacent to neighbouring residential properties. In this instance, by virtue of the roof top terrace, the development would result in overlooking and a significant loss of privacy to the occupiers of the neighbouring property. The roof terrace would have a brooding and oppressive effect on Acorn Bank and would contribute to making it a less pleasant place in which to live. The installation of the glazed screen would be insufficient to adequately protect the living conditions of the occupiers of the neighbouring properties. The proposal is therefore contrary to criteria 7 of Policy SP6 (Securing Good Design) of the Carlisle District Local Plan 2015-2030 and the

objectives of the Supplementary Planning Document “Achieving Well Designed Housing”.

3. **Reason:** To the east of the application site is Acorn Bank which is a 2 storey Grade II listed building. Due to the design and proximity of the alterations to the roof structure including the roof top terrace, the development fails to preserve the character or setting of the adjacent listed building. The proposal is unsympathetic in scale and character and would adversely affect the appearance and setting of Acorn Bank, contrary to paragraph 133 of the National Planning Policy Framework (NPPF); and Policy HE3 (Listed Buildings) of the Carlisle District Local Plan 2015-2030.

**Item no: 02**

<b>Appn Ref No:</b> 17/0480	<b>Applicant:</b> Story Homes Ltd	<b>Parish:</b> Kingmoor
<b>Date of Receipt:</b> 26/05/2017 16:02:44	<b>Agent:</b>	<b>Ward:</b> Belah
<b>Location:</b> Land at Greymoorhill, Kingstown Road, Kingstown, Carlisle		<b>Grid Reference:</b> 339599 559527

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Proposal: Erection Of 172No. Dwellings (Approval of Reserved Matters Pursuant To Outline Permission 14/0761)

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to completion of a Deed of Variation to the existing S106 Legal Agreement.

**Item no: 03**

<b>Appn Ref No:</b> 17/0443	<b>Applicant:</b> Armeria (UK) LLP	<b>Parish:</b> Rockcliffe
<b>Date of Receipt:</b> 18/05/2017	<b>Agent:</b> Architects Plus (UK) Ltd	<b>Ward:</b> Longtown & Rockcliffe
<b>Location:</b> Land to North of 10 Lonning Foot, Rockcliffe, Carlisle		<b>Grid Reference:</b> 336069 561911

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Proposal: Erection Of 4no. Dwellings (Reserved Matters, Pursuant To Outline Application 14/0584)

## Grant Permission

1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by conditions 6 (part), 12 (part), 13, 14, 15 and 17 attached to the outline planning consent to develop the site.
2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
  1. the submitted planning application form received 18th May 2017;
  2. plots 1 & 4 proposed plans and elevations received 18th May 2017 (Drawing No. 13062-08);
  3. plot 2 & 3 proposed plans and elevations received 18th May 2017 (Drawing No. 13062-09);
  4. block plan & site elevations received 18th May 2017 (Drawing No. 13062-10);
  5. proposed site plan received 18th May 2017 (Drawing No. 13072-11);
  6. sw drainage calculation sheet compiled by Bingham Yates Limited received 18th May 2017;
  7. sw drainage plan received 10th August 2017 (Drawing No. B9333/01 Rev D);
  8. future maintenance of surface water drainage system and detention basin received 29th August 2017;
  9. the Notice of Decision; and
  10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

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### Item no: 04

**Appn Ref No:**  
17/0599

**Applicant:**  
Mr Weir

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
04/07/2017 13:02:56

**Agent:**  
Architects Plus (UK) Ltd

**Ward:**  
Dalston

**Location:**  
Broadfield, Carleton, Carlisle, CA1 3DZ

**Grid Reference:**  
342904 552699

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Proposal: Demolition Of Existing Bungalow And Outbuildings; Erection Of 1No. 2 Storey Dwelling

### Grant Permission

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

**Reason:** In accordance with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended by Section 51 of the  
Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
  1. the submitted planning application form received 4th July 2017;
  2. the Site Location Plan (drawing ref: 16045 100) received 4th July 2017;
  3. the Block Plans Existing and Proposed (drawing ref: 16045 101 Rev B) received 4th July 2017;
  4. the Site Plan Existing Site (drawing ref: 16045 102) received 4th July 2017;
  5. the Proposed Site Plan Entrance Level (drawing ref: 16045 103 Rev H) received 4th July 2017;
  6. the Proposed Site Plan First Floor Level (drawing ref: 16045 104 Rev F) received 4th July 2017;
  7. the Existing Building Floor Plans (drawing ref: 16045 130) received 4th July 2017;
  8. the Proposed Plan Entrance Level Plan (drawing ref: 16045 105 Rev F) received 4th July 2017;
  9. the Proposed Plan Upper Floor Plan (drawing ref: 16045 106 Rev G) received 4th July 2017;
  10. the Proposed Plan Roof Plan (drawing ref: 16045 111 Rev E) received 4th July 2017);
  11. the Existing Building Elevations (drawing ref: 16045 131) received 4th July 2017;
  12. the Proposed Elevations (drawing ref: 16045 107 Rev E) received 4th July 2017;
  13. the Proposed 3D Views Page 1 of 2 (drawing ref 16045 120 Rev A) received 4th July 2017;
  14. the Proposed 3D Views Page 2 of 2 (drawing ref 16045 121) received 4th July 2017;
  15. the Existing and Proposed Photo Montage 1 of 2 (drawing ref 16045 122) received 4th July 2017;
  16. the Existing and Proposed Photo Montage 2 of 2 (drawing ref 16045 123) received 4th July 2017;
  17. the Proposed Site Plan Visibility Splay (drawing ref 16045 132 received 4th July 2017;
  18. the Landscape Plan Final (drawing ref OP: 03) received 5th July 2017;
  19. the Proposed Site Sections A & B (drawing ref 16045 108 Rev D) received 4th July 2017;
  20. the Proposed Site Section C (drawing ref 16045 109 Rev D) received 4th July 2017;
  21. the Existing and Proposed Site Sections Along London Road (drawing ref 16045 110 Rev B) received 4th July 2017;
  22. the Existing and Proposed Site Sections Along London Road (drawing ref 16045 112 Rev A) received 4th July 2017;
  23. the Planting Schedule and Specification received 4th July 2017;
  24. the Bat Survey Report received 4th July 2017;
  25. the Design and Access Statement and Heritage Asset Statement received 5th July 2017;

26. the Tree and Hedge Survey Report received 5th July 2017;
27. the Notice of Decision; and
28. 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.

**Reason:** To ensure that the proposed materials are acceptable and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. The proposed landscaping shall be undertaken in strict accordance with the Landscape Plan Final (Dwg No. OP:03, received 5 July 2017 and the Planting Schedule and Specification, received 4 July 2017). These works shall be carried out as approved prior to the occupation of any part of the dwelling 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 SP6 of the Carlisle District Local Plan 2015-2030.

5. Other than those trees identified for removal on the approved plan, no tree or hedgerow existing on the site shall be felled, lopped, uprooted or layered without the prior consent in writing of the Local Planning Authority and the protection of all such trees and hedgerows during construction shall be ensured by a detailed scheme to be agreed with 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 SP6 of the Carlisle District Local Plan 2015-2030.

6. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway. The access also needs to be a minimum of 3.7m wide.

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

7. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway 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 & LD8.

8. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

**Reason:** To ensure a suitable standard of crossing for pedestrian safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

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**Item no: 05**

<b>Appn Ref No:</b> 17/9009	<b>Applicant:</b> United Utilities Water PLC	<b>Parish:</b> Dalston
<b>Date of Receipt:</b> 27/06/2017	<b>Agent:</b> Cumbria County Council - Economy & Planning	<b>Ward:</b> Dalston
<b>Location:</b> Dalston Wastewater Treatment Works, Carlisle Road, Dalston		<b>Grid Reference:</b> 337864 551236

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Proposal: Construction Of Replacement Outfall Structure From Dalston Wastewater Treatment Works

**Decision:** City Council Observation - Raise Objection(s)      **Date:** 06/07/2017

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission      **Date:** 15/08/2017

**Item no: 06**

<b>Appn Ref No:</b> 17/9010	<b>Applicant:</b> Norman Street Primary School	<b>Parish:</b> Carlisle
<b>Date of Receipt:</b> 13/07/2017	<b>Agent:</b> Cumbria County Council - Economy & Planning	<b>Ward:</b> St Aidans

**Location:**

Norman Street School, Norman Street, Carlisle,  
CA1 2BQ

**Grid Reference:**

341141 555534

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Proposal: Installation Of Portacabin Building For Use As Additional Classroom For  
Temporary Time Period

**Decision:** City Council Observation - Raise No Objection    **Date:** 24/07/2017

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission

**Date:** 23/08/2017