

## SCHEDULE A: Applications with Recommendation

17/0058

Item No: 09

Date of Committee: 17/03/2017

**Appn Ref No:**  
17/0058

**Applicant:**  
Mr D McCrone & Mr B  
Greenslade

**Parish:**  
Wetheral

**Agent:**  
Ashwood Design  
Associates Ltd

**Ward:**  
Great Corby & Geltsdale

**Location:** Land at Longhwaite Farm Court, Warwick Bridge, Carlisle, CA4 8RN

**Proposal:** Erection Of 2no. Detached Dwellings

**Date of Receipt:**  
23/01/2017 13:02:49

**Statutory Expiry Date**  
20/03/2017 13:02:49

**26 Week Determination**

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### REPORT

**Case Officer:** Barbara Percival

#### 1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

#### 2. Main Issues

- 2.1 Principle of development
- 2.2 Impact of the proposal on the character of the area
- 2.3 Whether the scale and design of the dwellings are acceptable
- 2.4 Impact of the proposal on the living conditions of neighbouring residents
- 2.5 Proposed method of foul and surface water drainage
- 2.6 Impact of the proposal on highway safety
- 2.7 Impact of the proposal on the adjacent public right of way
- 2.8 Impact of the proposal on biodiversity
- 2.9 Other Matters

#### 3. Application Details

##### The Site

- 3.1 The application site is located approximately 400 metres south east of

Warwick Bridge within a development of six dwellings known as Longthwaite Farm Court. Immediately adjacent to Longthwaite Farm Court is Warwick Mill Business Park together with other residential properties, 1-12 High Buildings. Access to Longthwaite Farm Court, Warwick Mill Business Park, 1-12 High Buildings and other residential properties at 1-4 Low Building is via an existing unadopted access road, along which Public Footpath 138022 also runs.

- 3.2 Located at the junction of the access road with the adjacent A69 Carlisle to Newcastle Trunk road are a number of commercial properties consisting of a cafe, hairdressers, bed and breakfast together with the mixed development of the Co-Op with the residential flats of King George Court above. There is also an extant permission for a further eighteen houses as part of the mixed development.
- 3.3 Access to the application site is via an existing vehicular access between numbers 3 and 4 Longthwaite Farm, both of which are located at an oblique angle to the application site.
- 3.4 The boundaries of the proposed site are delineated by: a dwarf brick wall with an opening along its northern boundary; a post and rails fence along its western boundary; open aspects to the south; and the domestic curtilage and large outbuilding of 4 Longthwaite Court along its western boundary.

## **Background**

- 3.5 In August 2014, Members of the Development Control Committee granted Outline Planning Permission for the erection of 2no. dwellings subject to the completion of a Section 106 Agreement in respect of a commuted sum towards off-site affordable housing provision (application reference 14/0529).
- 3.6 This application; however, seeks Full Planning Permission, therefore, the application has to be judged against policies within the adopted Local Plan. Policy HO4 of the Local Plan identifies that the site is located within Zone A which requires a contribution towards affordable housing for all sites of six units and over. This proposal falls below the aforementioned threshold, therefore, a contribution is not required.

## **The Proposal**

- 3.7 This application seeks Full Planning Permission for the erection of 2no. detached dwellings. The submitted drawings illustrate the siting of the dwellings would be to the rear of the application site. The dwellings are of contemporary design and finished primarily in facing brickwork within natural slate roofs.
- 3.8 The accommodation for Plot 1 would consist of: living room; dining/kitchen; utility room; w.c.; study, hall and double garage with 1no. ensuite bedroom with dressing room; 1no. ensuite bedroom; 2no. bedrooms; bathroom and rear balcony.

- 3.9 Plot 2 would provide the following accommodation: dining room; hall; utility room; w.c.; study; day room/kitchen and double garage and 1no. ensuite master bedroom; 1no. ensuite guest room; 2no. ensuite bedrooms with balconies.
- 3.10 Access to the proposed dwellings would be via a shared access; however, each of the dwellings would have their own driveways with amenity areas to the front and rear.

#### **4. Summary of Representations**

- 4.1 This application has been advertised by the direct notification of the occupiers of eight neighbouring properties and the posting of a Site Notice. No verbal or written representations have been made during the consultation period.

#### **5. Summary of Consultation Responses**

Cumbria County Council - (Highways & Lead Local Flood Authority): - the layout details shown on the submitted plans are considered satisfactory from a highway perspective subject to the imposition of a condition in respect of construction traffic parking. Further details in respect of surface water drainage are required;

Wetheral PC: - objects to the proposal due to: overdevelopment of the site increasing the number of vehicle movements on a single track road; concerns that the patio of number 2 will be undermined from Cairn Beck as it extends over the banking; and it was also noted that there is a limited access to fill the oil tanks to the rear of the proposed properties:

Highway England (Highways Agency): - offer no objections.

#### **6. Officer's Report**

##### **Assessment**

- 6.1 Section 54a of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP2, SP6, HO2, IP3, IP6, CC5, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. A further material consideration is the Supplementary Planning Document (SPD) adopted by the City Council, 'Achieving Well Designed Housing'.

##### **1. Principle of Development**

- 6.3 Paragraph 14 of the NPPF outlines that *"at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as*

*a golden thread running through both plan-making and decision-taking".* The NPPF seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are small groups of smaller settlements, development in one village may support services in a village nearby.

- 6.4 The aims of the NPPF is reiterated in Policy HO2 of the Local Plan which outlines that new housing development other than those allocated will be acceptable within or on the edge of Carlisle, Brampton, Longtown and in the rural area provided that the development would not prejudice the delivery of the spatial strategy of the Local Plan and be focussed in sustainable locations subject to satisfying five criteria.
- 6.5 When assessing the application against the foregoing policies, the application site is directly adjacent to other residential properties within the Longthwaite Farm Court development together with employment opportunities within Warwick Mill Business Park. Other service provision i.e. the Co-Op, cafe and hairdressers are also located approximately 400 metres to the north west. Other service provision within Warwick Bridge consists of a school, church and Down-A-Gate Community Centre. There are also bus stops immediately adjacent to the A69 which would provide access to Carlisle and Brampton.
- 6.6 Furthermore, as some Members will be aware, the principle of residential development on the site has been established since the granting of Outline Planning Permission in 2013 (application reference 13/0182). The site also has an extant Outline Planning Permission for the erection of 2no. dwellings (application reference 14/0529).
- 6.7 In such a context, the application site is well contained within existing landscape features, it is physically connected, and integrates with, the settlement, and would not lead to an unacceptable intrusion into open countryside. Accordingly, the application site is considered to be in a sustainable location for housing development, therefore, the principle of development is acceptable.

## **2. Impact Of The Proposal On The Character Of The Area**

- 6.8 The Cumbria Landscape Character Guidance and Toolkit (March 2001) identifies that the site falls within the Cumbria Landscape Character Sub-Type 5c 'Rolling Lowland'. The toolkit advises that key characteristics of this landscape are: open undulating and rolling topography; lowland agricultural landscape dominated by pasture; hedges and hedgerows trees are common on lower ground and sparse on higher ground; and some scrub woodland.
- 6.9 The application site is currently a vacant parcel of land delineated by a dwarf brick wall with an opening along its northern boundary; a post and rail fence along its western boundary; open aspects to the south; and the domestic curtilage and large outbuilding of 4 Longthwaite Court along its western boundary. Access to the site to the application site is via an existing vehicular



access between numbers 3 and 4 Longthwaite Farm, both of which are located at an oblique angle to the application site.

- 6.10 It is inevitable that the erection of a new dwellings on a currently vacant parcel of land would have some visual impact on the landscape character of the area. In mitigation, the development of the application site would form a natural stop to the Longthwaite Farm Court development. Furthermore, a landscaping scheme would help to integrate the proposed new dwellings within their surroundings. Accordingly, there would not be such a significant detrimental impact on the character of the area to warrant a refusal of the application.

### **3. Whether The Scale And Design Of The Dwellings Are Acceptable**

- 6.11 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the Local Plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale, massing and established street patterns and by making use of appropriate materials and detailing.
- 6.12 When assessing the character of the area, it is evident that there are a variety of commercial and residential properties of differing styles within the vicinity. The application seeks Full Planning Permission for the erection of two individual contemporary-styled detached dwellings. The materials would be sympathetic to other properties within the vicinity with the proposed ridge lines of the proposed dwellings also comparable. Furthermore, the proposal has been so designed to achieve adequate amenity space and off-street parking to serve the proposed dwellings.
- 6.13 Accordingly, the proposed dwellings would complement the local vernacular and would not have such a detrimental impact on the character of the area to warrant a refusal of the application.

### **4. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents**

- 6.14 Policies within the Local Plan seek to ensure that development proposals should be appropriate in terms of quality to that of the surrounding area. One of the criterion of Policy SP6 being that the living conditions of the occupiers of adjacent residential properties are not adversely affected by proposed developments. This is echoed and reinforced in the City Council's SPD 'Achieving Well Designed Housing'. The SPD outlines that in order to protect against privacy loss a minimum of 21 metres between primary facing windows and 12 metres between any walls and primary windows should be achieved.
- 6.15 The dwellings have been designed and orientated so that the minimum distances outlined in the SPD would be achieved between the proposed

dwelling and existing dwellings within Longthwaite Farm Court. In light of the foregoing, the proposed development would not have a detrimental impact on the living conditions of the existing and proposed occupiers of neighbouring residential properties.

## **5. Proposed Method Of Foul And Surface Water Drainage**

- 6.16 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that sufficient capacity exists prior to commencement of any development. The submitted drawings illustrate that each property would be served by a package treatment plant with surface water would be via a soakaway.
- 6.17 The Lead Local Flood Authority in respect of surface water drainage raise no objection to the proposal but recommend the imposition of a pre-commencement condition which would require further details of the proposed surface water drainage system.
- 6.18 In respect of foul drainage, a condition is also recommended requiring the submission of details in respect of the proposed package treatment plants to serve each of the dwellings prior to commencement of any development. These details would then be assessed by the relevant Statutory Consultees. If such details prove to be unacceptable, it may be that the residential development would stall as a result.

## **6. Impact Of The Proposal On Highway Safety**

- 6.19 Access to the site and Longthwaite Farm Court would be via an existing unadopted road which has a junction with the main A69 Carlisle to Newcastle trunk road. The unadopted road has traffic calming measures along its length together with an advisory speed restriction of 10 m.p.h. This access road also serves other residential properties at 1-4 Low Buildings and 1-12 High Buildings together with Warwick Mill Business Park. The access road also serves the commercial properties at its entrance together with the new flats above the Co-Op (King George Court) and the as yet unimplemented residential development of 18 houses to the rear of the Co-Op store.
- 6.20 Members will note that Wetheral Parish Council has raised objection to the proposal, citing intensification of use of the single track road serving existing and proposed developments.
- 6.21 The access to the proposed development is taken directly off the A69 Carlisle to Newcastle trunk road, therefore, the Highways Authority in respect of this application is Highways England which offer no objection to the proposal. Although, not the Highway Authority, Cumbria County Council has also been consulted and outlines the parking requirements for the development.
- 6.22 The views of the Parish Council are respected; however, in light of the response from the Highways England together with the extant permission on the site for 2no. dwellings, it would be difficult to substantiate a refusal of the application on highway safety grounds.

## **7. Impact Of The Proposal On The Adjacent Public Right of Way**

- 6.23 Public Right of Way 138022 runs along the unadopted road serving the application site, passes adjacent to the eastern gable elevation of 3 Longthwaite Farm Court then along a track to the south of the domestic curtilage of 3 Longthwaite Farm Court. Given that the application is outwith the route of the public right of way it is unlikely that there would be any interference with the public right of way; however, should Members approve the application an informative will be included within the Decision Notice drawing the Applicant's attention to ensure that there is no obstruction of the footpath during or after development.

## **8. Impact Of The Proposal On Biodiversity**

- 6.24 The Council's GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England, the development would not harm a protected species or their habitat; however, an Informative, should permission be granted, will be included within the decision notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

## **9. Other Matters**

- 6.25 The Parish Council also questioned the positioning of the patio serving Unit 2 and the potential for Cairn Beck to undermine the patio. This issue has been addressed by the submission of additional details detailing the construction and the proposed boundary treatment of the patio which would be formed on a gently sloping garden approximately 11 metres from the northern bank of the beck.
- 6.26 A further issue raised is the limited access to fill the oil tanks located to the rear of the property. The concerns are noted; however, this is not a material planning consideration.

## **Conclusion**

- 6.27 In overall terms, the application is compliant with the objectives of the National Planning Policy Framework, Planning Policy Guidance, relevant Local Plan policies and Supplementary Planning Documents. Accordingly, the application is recommended for approval.

## **7. Planning History**

- 7.1 In 2013, Outline Planning Permission was granted for erection of dwelling (application reference 13/0182).
- 7.2 In 2015, Full Planning Permission was granted for erection of 2no. dwellings (application reference 14/0529).

**8. Recommendation: Grant Permission**

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

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

2. The approved documents for this Planning Permission comprise:
  1. the submitted planning application form received 1st March 2017;
  2. the Material Schedule received 23rd January 2017;
  3. the Location Plan received 23rd January 2017 (Drawing No. 1650 001);
  4. the Block Plan as Existing received 23rd January 2017 (Drawing No. 1650 002);
  5. Plot 1 as Proposed received 23rd January 2017 (Drawing No. 1650 003);
  6. the Block Plan as Proposed received 20th February 2017 (Drawing No. 1650 004A);
  7. Plot 2 as Proposed received 23rd January 2017 (Drawing No. 1650 005);
  8. the Notice of Decision; and
  9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters have been submitted to and approved in writing by the Local Planning Authority. The development, thereafter, shall be completed in accordance with the approved details prior to the occupation of any of the dwellings.

**Reason:** To ensure a satisfactory means of foul and surface water disposal in accordance with Policies IP6 and CC5 of the Carlisle District Local Plan 2015-2030.

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 accord with Policy GI3 of the Carlisle District Local Plan 2015-2030.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the

satisfaction of the Council; 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 GI3 of the Carlisle District Local Plan 2015-2030.

6. 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 works is likely to lead to inconvenience and danger to road users. To support Local Transport Plan Policies: LD8.

7. No work associated with the construction of the residential units hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any times on Sundays or statutory holidays).

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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

**Reason** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

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NOTES AND AMENDMENTS

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REVISIONS

Rev	Description	Drawn	Date
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Purpose:

Planning

Client:

Mr D McCrone & Mr B Greenslade

Project:

Proposed Dwelling  
Longthwaite Farm Court  
Warwick Bridge

Title:

Location Plan

Scale:	Sheet Size:	Drawn:	Date:
1/1250	A3	MJP	04/2016
Project No:	Drawing No:	Revision:	
1650	001	-	

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Rev	Description	Drawn	Date
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Client:

Project:

Title:

Scale:	Sheet Size:	Drawn:	Date:
1/200	A2	MJP	06/2016
Project No:	Drawing No:	Revision:	



# Planning

Mr D McCrone & Mr B Greenslade

Residential Development  
Longthwaite Farm Court  
Warwick Bridge

## Block Plan As Existing

1650

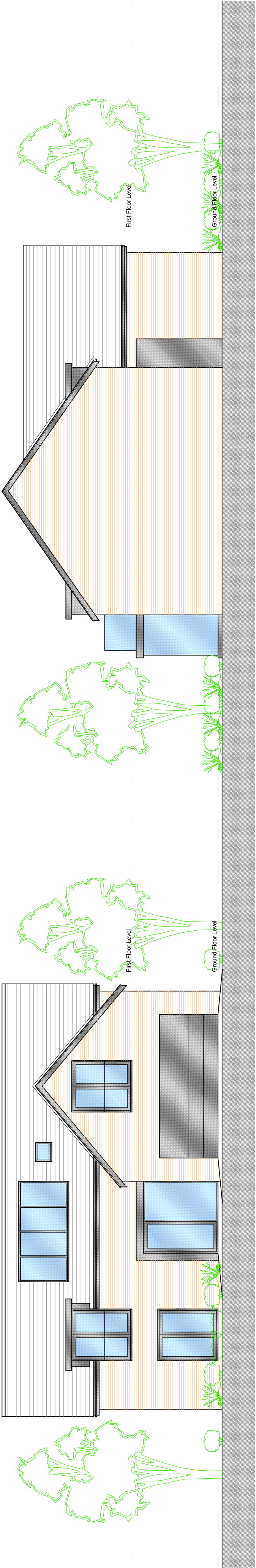






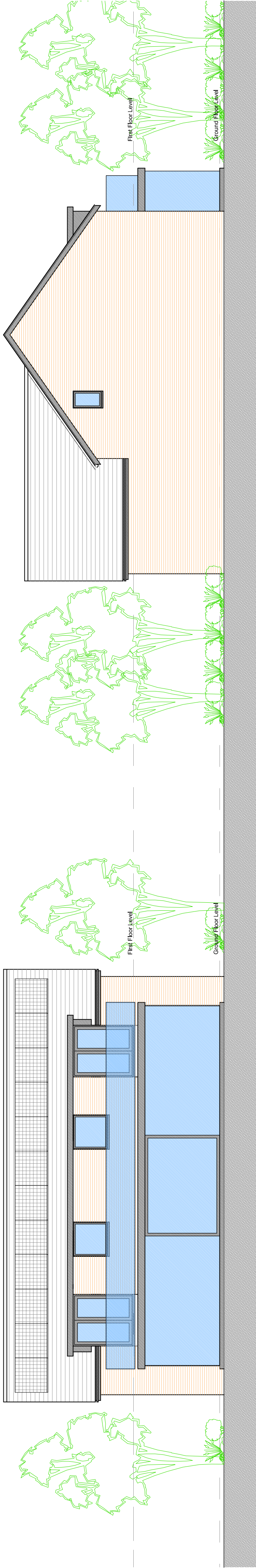
**NOTES AND AMENDMENTS**  
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REVISIONS			
Rev	Description	Drawn	Date



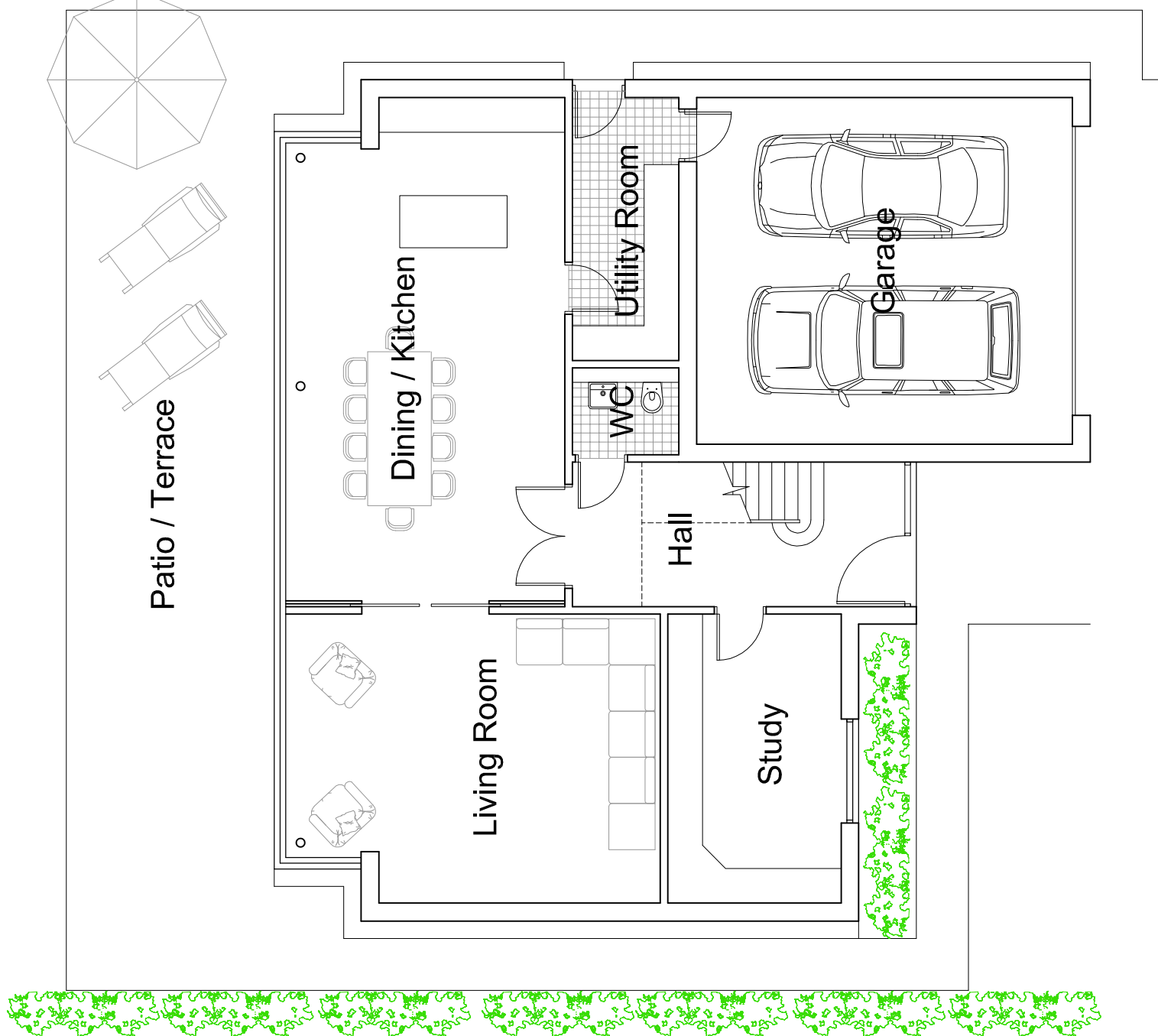
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Side Elevation.

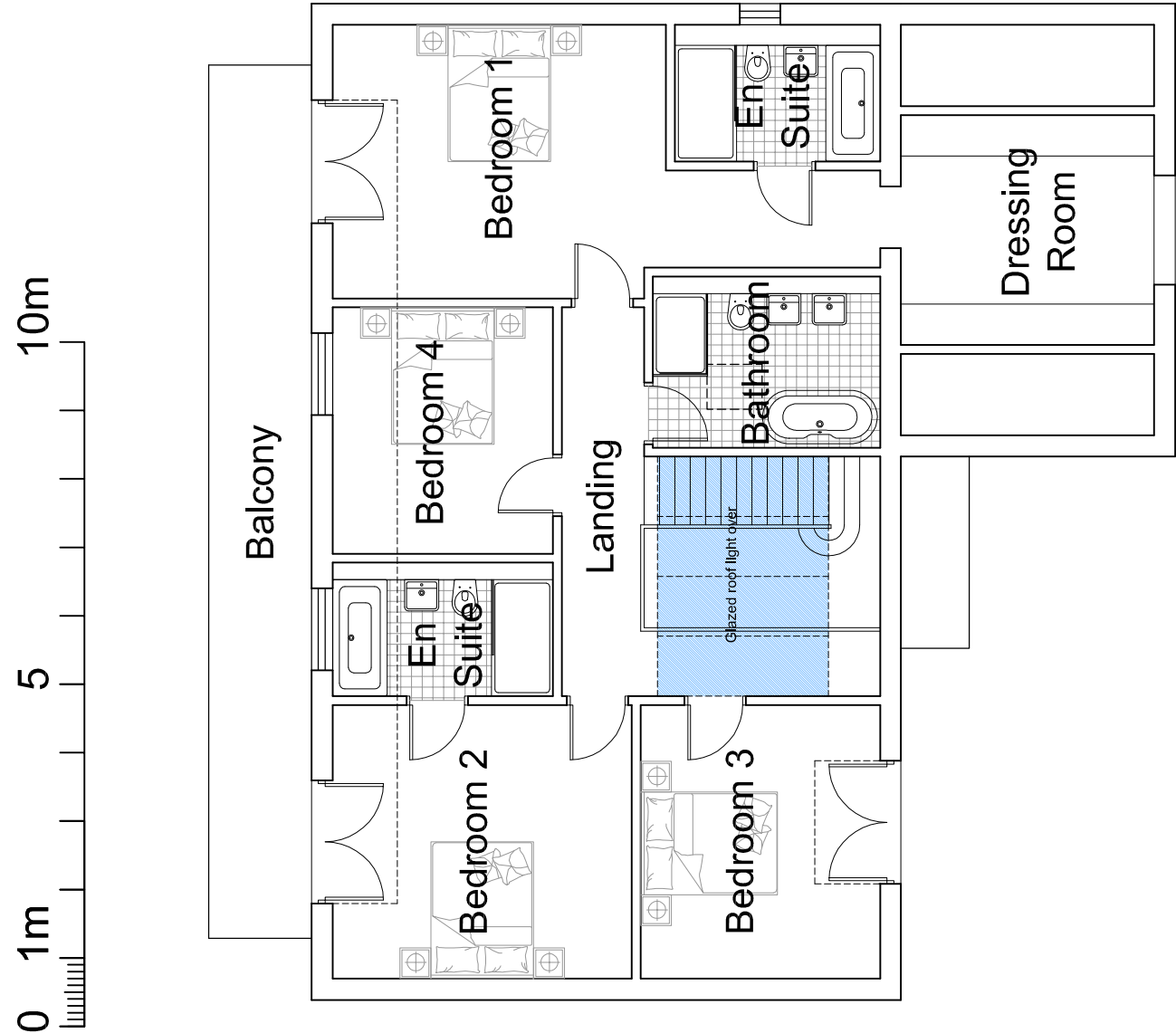


Rear Elevation.

Side Elevation.



Ground Floor Layout  
Floor Area (exc. Garage) - 117m<sup>2</sup>



First Floor Layout  
Floor Area - 126m<sup>2</sup>

**Finishes Schedule**

- Walls:** Weiberberger Retro London Stock Brick with natural coloured mortar.  
Anthracite zinc fascias, soffits and projections to dormers and flat roof areas.
- Roofing:** SSQ Riverstone Ultra natural Slate with lead valleys.  
Flat roof areas to be single ply roofing membrane (sarnafil or equal approved).
- Rainwater:** Anthracite zinc gutters and downpipes.
- Windows:** Anthracite aluminium framed ultra high efficiency double glazed windows.
- Doors:** Anthracite aluminium framed ultra high efficiency double glazed doors.  
Anthracite aluminium garage door with horizontal pattern.
- Driveways:** Marshalls Drivesett Tegula paving in pennant grey.
- Patios/Terrace:** Natural sandstone paving in pale grey colour.



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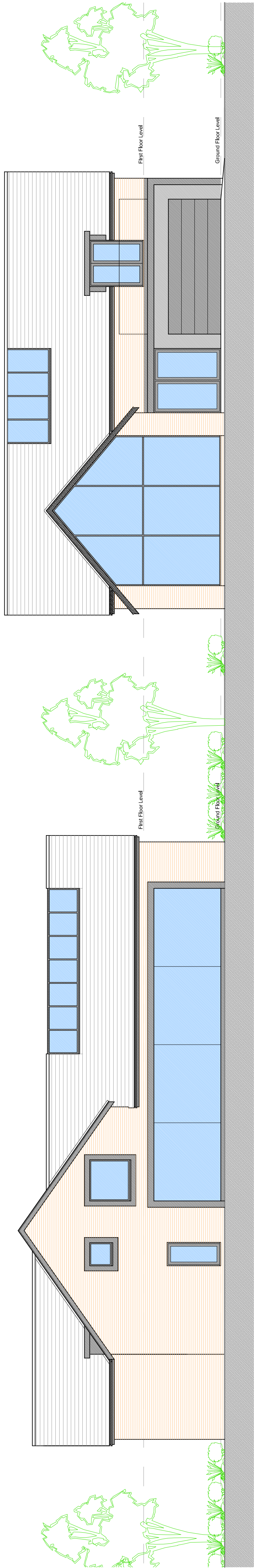
Planning			
<b>Purpose:</b>			
<b>Client:</b>			
Mr D McCrone & Mr B Greenslade			
<b>Project:</b>			
Residential Development Longthwaite Farm Warwick Bridge			
<b>Title:</b>			
Plot 1 As Proposed			
<b>Scale:</b>			
1:100	A1	MJP	04/2016
<b>Project No:</b>			
1650	003	-	-



**NOTES AND AMENDMENTS**

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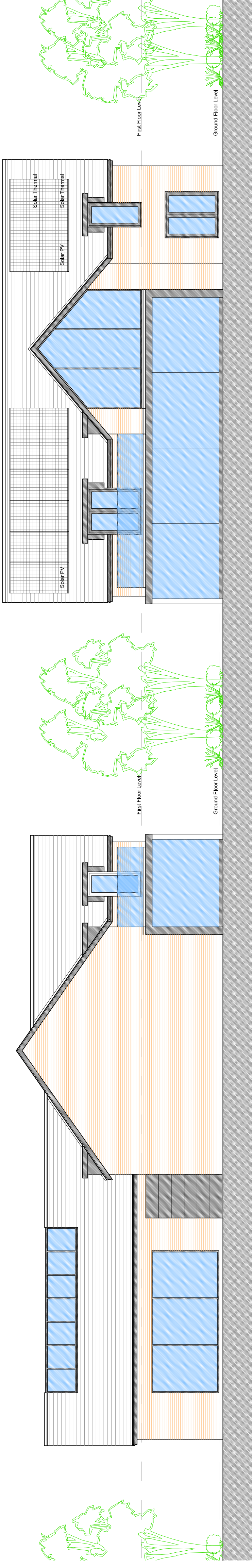
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Side Elevation.

Front Elevation.

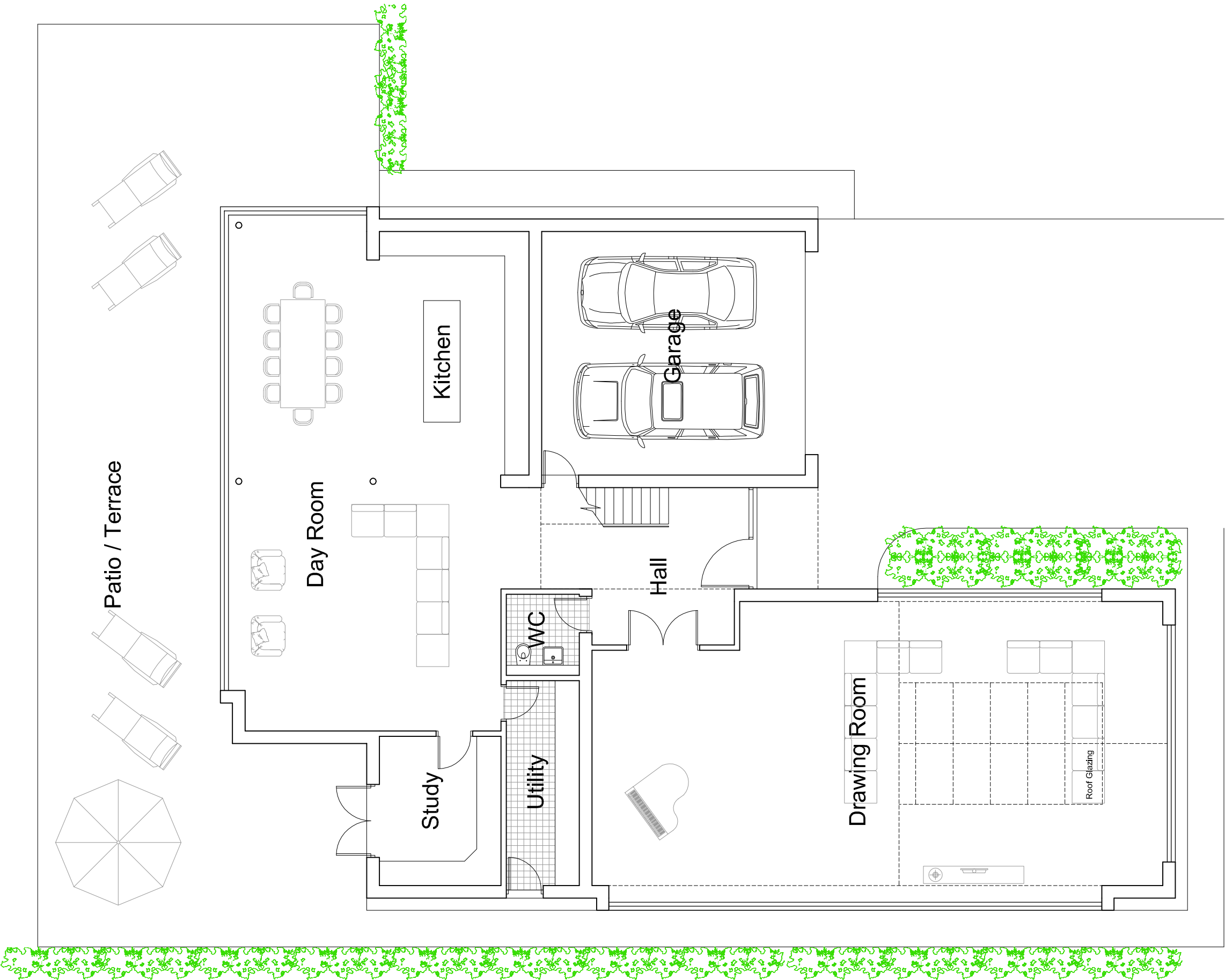
Rear Elevation.



Side Elevation.

Front Elevation.

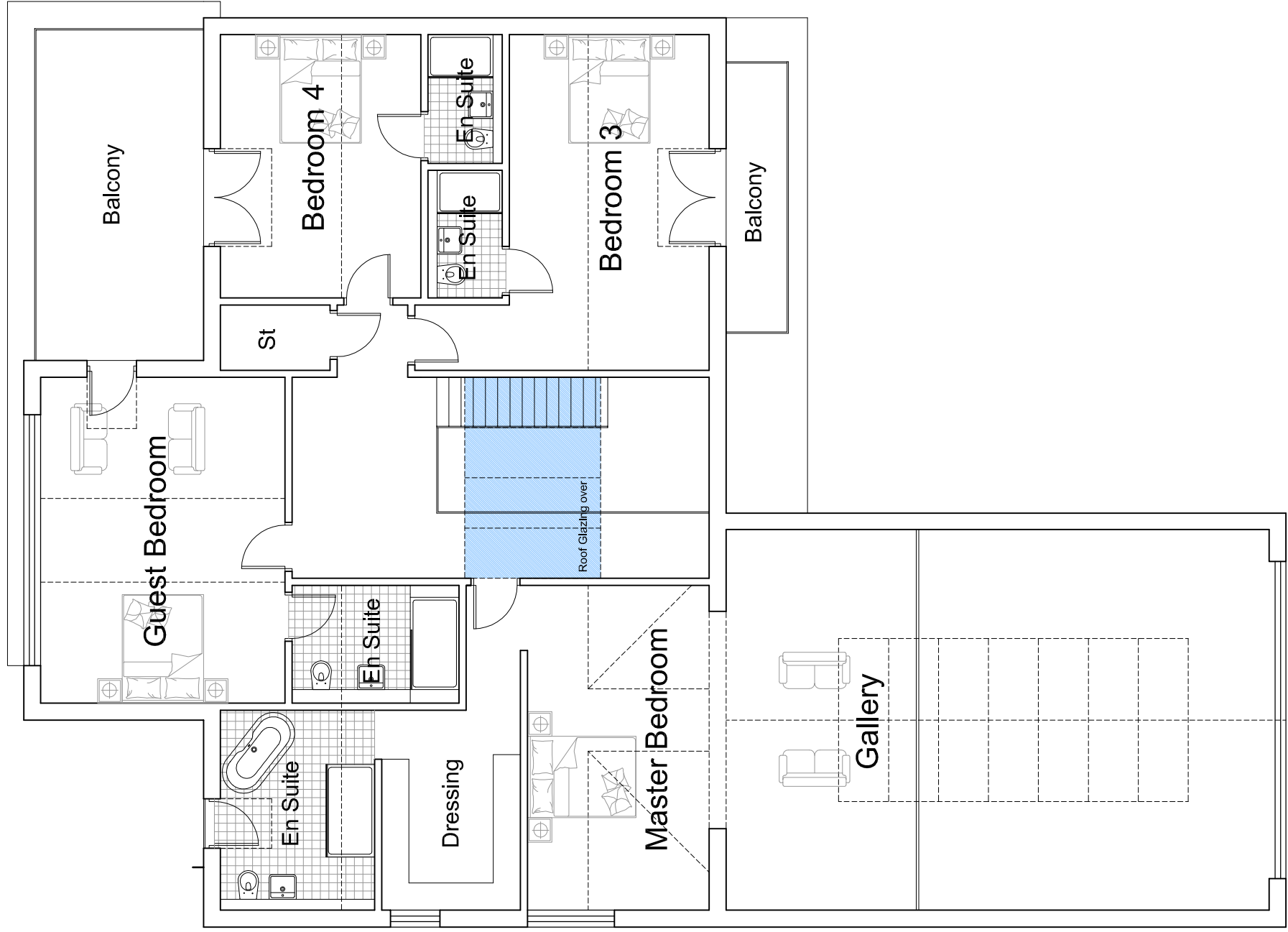
Rear Elevation.



Ground Floor Layout

Floor Area (exc. Garage) - 235m2

0 1m 5 10m



First Floor Layout

Floor Area - 165m2

**Finishes Schedule**

- Walls:** Weiberberger Retro London Stock Brick with natural coloured mortar.  
Anthracite zinc wall cladding, fascias, soffits and projections to dormers and flat roof areas.
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Flat roof areas to be single ply roofing membrane (sarnafil or equal approved).
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Purpose:		Planning	
Client:		Mr D McCrone & Mr B Greenslade	
Project:		Residential Development Longthwaite Farm Warwick Bridge	
Title:		Plot 2 As Proposed	
Scale:	1:100	Sheet Size:	A1
Drawn:	MJP	Date:	06/2016
Project No:	1650	Drawing No:	005
Revision:	-		