

# 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:**  
16/0493

**Applicant:**  
Magnus Homes Ltd

**Parish:**  
Wetheral

**Date of Receipt:**  
03/06/2016

**Agent:**  
Bob Taylor Planning

**Ward:**  
Wetheral

**Location:**  
Land to the rear of Culreouch & Emohruo, Station Road, Cumwhinton, Carlisle, CA4 8DJ

**Grid Reference:**  
345250 552975

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Proposal: Erection Of 8no. Dwellings (Outline)

### Grant Permission

1. 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).

2. Before any work is commenced, details of the layout, scale, appearance (inclusive of boundary treatment), 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.

3. The approved documents for this Outline Permission comprise:

1. the submitted planning application form received 3rd June 2016;

2. the Location Plan (drawing no. 15-C-13832/200 Rev A) received 7th June 2016;
3. the As Proposed Site Plan & Block Plan (drawing no. 005) received 7th June 2016;
4. the As Proposed Site Plan & Block Plan (drawing no. 004) received 7th June 2016;
5. the Illustrative Layout for 8 Units (drawing no. 06) received 3rd June 2016;
6. the Illustrative Elevations for 8 Units (drawing no. 07) received 3rd June 2016;
7. the Road Layout Plan (drawing no. 15-C-13832/141 Rev D) received 3rd June 2016;
8. the Tree Protection Plan (drawing no. 15-C-13832/142 Rev A) received 3rd June 2016;
9. the Design & Access Statement received 6th June 2016;
10. the Desk Top Study Environmental Assessment received 6th June 2016;
11. the Pre development Enquiry Reply from United Utilities received 3rd June 2016;
12. the Landscape Statement received 3rd June 2016;
13. the Tree Survey received 3rd June 2016;
14. the Survey for Bats, Barn Owls & Breeding Birds received 3rd June 2016;
15. the Transport Statement received 3rd June 2016;
16. the Planning Statement received 7th June 2016;
17. the Viability Study received 7th June 2016;
18. the Appendices received 3rd June 2016;
19. the Notice of Decision; and
20. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

4. Not more than 8 dwellings, of which 4 shall comprise units of two bedrooms or less, shall be erected on the site pursuant to this permission.

**Reason:** The local planning authority wish to control the scale of the development to enable a further assessment on viability should the nature of the proposal change in the future.

5. Prior to the commencement of development details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor and ridge heights of the dwellings hereby permitted shall be submitted to and approved in writing by the local planning authority.

**Reason:** In order that the approved development overcomes any problems associated with the topography of the area.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order), no additional windows shall be inserted above the ground floor on the south elevations of the proposed dwellings adjoining the southern boundary (plots 1 - 4 as shown on the submitted Illustrative layout for 8 units, drawing

number 06 prepared by Eden Environment Ltd) without the prior approval of the local planning authority.

**Reason:** In order to protect the privacy and living conditions of residents in close proximity to the site.

7. Prior to the commencement of development bat boxes shall be provided based on the Survey for Bats, Barn Owls & Breeding Birds prepared by Steve Wake of the Cumberland Bat Group in accordance with details submitted to and approved in writing beforehand by the local planning authority.

**Reason:** To safeguard and conserve local ecology/biodiversity in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

8. No vegetation suitable for nesting birds shall be cleared or removed during the period 1 March to 15 August in any calendar year unless a breeding bird survey of the area to be cleared or removed has been undertaken (in accordance with a scheme previously submitted to, and approved in writing by, the Local Planning Authority) and the findings of the survey satisfies the standards and/or measures set out in the approved scheme.

**Reason:** In order not to disturb or deter the nesting of any birds to ensure compliance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

9. Prior to the occupation of any dwelling hereby permitted the Proposed Highway Works as identified in Plan 5 attached to the Transport Statement prepared by Royal Haskoning DHV dated 02 June 2016 shall be carried out in full.

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

10. The carriageway and footways shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the local planning authority for approval before any work commences on site. No highway related work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is completed.

**Reason:** To ensure a minimum standard of construction in the interests of highway safety in accord with Policy H1 of the Carlisle District Local Plan 2001-2016.

11. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of

the construction works.

**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 and to support Local Transport Plan Policies S3 and LD9.

12. Before any dwelling hereby permitted is occupied its respective off-street parking provision together with vehicular access thereto and the associated turning area shall be provided in accordance with the approved plans. The access, parking, and, turning area shall be used for no other purpose without the prior approval of the local planning authority.

**Reason:** To ensure that each dwelling is provided with parking to the satisfaction of the local planning authority.

13. Prior to the occupation of the sixth dwelling hereby permitted the existing field access onto Station Road shall be replaced by a pedestrian/cycle/wheelchair accessible link built to an adoptable standard in accordance with details which have been submitted to and approved in writing beforehand by the local planning authority.

**Reason:** To create an inclusive and accessible development that is well integrated with its surroundings in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

14. No development shall take place until details of a landscaping scheme has been submitted to and approved by the local planning authority.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared.

15. All works comprised in the approved details of landscaping shall be carried out contemporaneously in the first planting and seeding season following occupation or completion (by plastering out) of each respective dwelling hereby permitted whichever is the sooner.

**Reason:** To ensure that a satisfactory landscaping scheme is implemented.

16. For the duration of the development works existing trees and hedgerows to be retained shall be protected in accordance with drawing number 1557/011 Rev A. The local planning authority shall be notified at least seven days before work starts on site so that barrier positions can be established. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

**Reason:** To protect trees and hedges during development works.

17. All works comprised in the approved details of boundary treatment shall be carried out contemporaneously with the completion (by the plastering out) of each dwelling hereby permitted.

**Reason:** To ensure that the appearance of the area is not prejudiced by lack of satisfactory screening which is not carried out in a co-ordinated manner.

18. Prior to the occupation of each dwelling hereby permitted suitable receptacles shall be provided for the collection of waste and recycling in line with the schemes available in the Carlisle district.

**Reason:** In accordance with Policy CP14 of the Carlisle District Local Plan 2001-2016.

19. Samples or full details of all materials to be used on the exterior of each dwelling hereby permitted shall be submitted to and approved in writing by the local planning authority before any work is commenced.

**Reason:** To safeguard the character of the area.

20. Details shall be submitted of the proposed hard surface finishes to all external areas within the proposed scheme and approved by the Local Planning Authority before any site works commence.

**Reason:** To ensure that materials to be used are acceptable.

21. Prior to the commencement of any development hereby approved, a scheme for the disposal of foul and surface water and for the provision and implementation of any necessary surface water regulation systems, that restrict surface water runoff to a maximum pass forward flow of 5 l/s regardless of storm event, shall be submitted to and be approved in writing by the Local Planning Authority. The scheme shall be implemented during construction in accordance with the approved plans and retained thereafter.

**Reason:** To reduce the risk of flooding, safeguard local watercourses, avoid pollution of the water environment, and to reduce the likelihood of overloading and pollution of the existing drainage system.

22. No construction work associated with the development 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 Bank Holidays).

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CP6 of the Carlisle District Local Plan 2001-2016.

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## **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 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.

## **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**

### **Housing - Policy H5 - Affordable Housing**

The City Council will negotiate with developers for an element of affordable housing to be included in the majority of housing developments.

All allocated housing sites and windfall sites of 10 or more dwellings in the urban area will be expected to make a contribution of 30% of units on-site towards affordable housing. Only in exceptional circumstances will the Council consider off-site contributions or a financial contribution in lieu of on-site provision.

In the rural area the contribution to affordable housing will be:

- 1 25% of housing on large sites (over 0.8ha or 25 dwellings)
- 2 20% of housing on medium sites (over 0.3ha or 10 dwellings)

### 3 10% of housing on small sites (over 0.1ha or 3 units)

The proportion of affordable housing sought will only be varied if this can be justified on a robust, evidence based, assessment of the economic viability of the site. Where intermediate affordable housing is to be provided at a discounted market value a discount of 25-30% will be sought and the discounted sale will be required to be in perpetuity.

#### **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 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**

##### **Core Development Policies - Policy CP11 - Protection Of Groundwaters And Surface Waters**

Proposals for development which would cause demonstrable harm to the quality, quantity and associated ecological features of groundwater and surface waters will not be permitted.

#### **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 cannot be made within the time constraint of the planning permission.

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

##### **Core Development Policies - Policy CP14 - Waste Minimisation And The Recycling Of Waste**

Applications for major development proposals should follow the principles of sustainable waste management and must include details of facilities for the storage, collection and recycling of waste produced on-site. Those applications for planning permission for developments involving 10 or more dwellings; business, industrial or commercial floorspace of 300 m<sup>2</sup> or more; or retail floorspace of 500 m<sup>2</sup> or more, must be accompanied by a Waste Audit providing information on the type and volume of waste likely to be generated both during construction and subsequent use of the development, and the options for its management. The acceptability of proposals will be assessed sequentially against the following order of preference:

- 1 Reduction in the amount of waste produced;
- 2 re-use of waste on site without significant processing;
- 3 recycling and/or composting of waste on-site;
- 4 recycling and/or composting of waste off-site;
- 5 recovery of value from waste produced;
- 6 landfilling of residual waste

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

##### **Core Development Policies - Policy CP15 - Access, Mobility And Inclusion**

Development proposals should make provision for easy, safe and inclusive access to, into and within buildings and facilities. The layout and design of developments should meet the requirements of accessibility and inclusion for all potential users regardless of disability, age or gender. The Council will have regard to the following criteria when assessing development proposals:

- 1 The design of entrances and exits and ease of permeation through and between developments in terms of street furniture, circulation areas and pedestrian routes;
- 2 The location of any development proposal in relation to its potential users;
- 3 Accessibility to all transport modes and provision of adequate parking for disabled people;
- 4 Provision of on-site facilities such as public toilets, and appropriate signage

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

#### **Core Development Policies - Policy CP17 - Planning Out Crime**

The design of all new development must contribute to creating a safe and secure environment, integrating measures for security and crime prevention and minimising the opportunity for crime.

The following points should be applied to all development proposals:

- 1 Security measures should be an integral part of the design
- 2 Developments should be laid out and buildings positioned to maximise natural surveillance with the intention of creating a sense of neighbourhood and deterring criminal and anti-social activity
- 3 Public and private spaces should have clearly defined boundaries.
- 4 Footpaths and cycleways should be designed to maximise their use and prevent opportunities for concealment, unauthorised access or provide a choice of escape routes.
- 5 Landscaping schemes be designed to ensure that they do not create secluded areas, opportunities for climbing or reduce natural surveillance.
- 6 Lighting should deter criminal and antisocial activity whilst minimising light pollution. CCTV may be considered necessary in certain circumstances.

Developers should, at the earliest stage possible, consult Architectural Liaison Officer to advise on measures to be incorporated for designing out crime.

### **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.

**Carlisle District Local Plan 2001 - 2016**  
**Leisure & Community Uses - Policy LC4 - Children's Play and Recreation Areas**

New family housing developments of 40 or more dwellings will be required to include, pro rata, the following standards of play space provision:

Outdoor playgrounds 150m<sup>2</sup> per hectare

Informal playspace 270m<sup>2</sup> per hectare

In addition to the above, on development sites of 5 hectares or over, 0.1 hectares of sports ground development per hectare will be required.

On smaller housing sites the developer will be required to make commuted payments towards the provision of play space in the locality if there is a deficiency of play space in the local area judged against the Audit of Open Space currently being carried out by the City Council as required by PPG 17.

Children's play and recreation areas required by this policy will be dedicated to the City Council for maintenance purposes and a commuted payment equivalent to 10 year's maintenance costs will be required.

**Carlisle District Local Plan 2001 - 2016**  
**Implementation, Resources And Monitoring - Policy IM1 - Planning Obligations**

The Council will consider the use of Planning Obligations (S106 Agreements) in order to provide for local or community needs relevant to the proposed development as set out in other policies of this Plan. Planning Obligations will cover a number of issues such as affordable housing, recreational space, art, transport/traffic improvements, community facilities, archaeology, amenity space/landscaping, training and employment and crime and disorder measures. Separate guidance will be prepared to set out details of requirements.

**Item no: 02**

**Appn Ref No:**  
16/0672

**Applicant:**  
Mr John Briggs

**Parish:**  
Wetheral

**Date of Receipt:**  
22/07/2016

**Agent:**

**Ward:**  
Wetheral

**Location:**  
Warathwaite Head Farm, Armathwaite, Carlisle,  
CA4 9TB

**Grid Reference:**  
347205 549678

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Proposal: Erection Of Dog Boarding Kennels

**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 25th July 2016;
2. the site location plan received 13th September 2016;
3. the block plan received 13th September 2016;
4. the submitted floor plans and elevations received 11th August 2016;
5. the management plan received 13th September 2016;
6. the details of the jakoustic barriers received 13th September 2016;
7. the cross section of the kennels exterior walls received 13th September 2016;
8. the email from the applicant received 4th October 2016;
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.

3. This permission shall not be exercised by any person other than those person(s) residing at Warathwaite Head Farm, Armathwaite.

**Reason:** But for the special circumstances of the applicant permission would not be forthcoming and in order to safeguard the amenity of the character of the locality in accordance with the objectives of Policy DP1 and EC11 of the Carlisle District Local Plan 2001-2016 and Policy EC11 of the Emerging Carlisle District Local Plan 2015-2030.

4. The building shall only be used for the boarding of not more than 20no. dogs at any one time.

**Reason:** The Local Planning Authority wish to control the precise nature of the use in order to safeguard the living conditions of the neighbouring residents in accordance with Policies CP5 and EC11 of the Carlisle District Local Plan 2010-2016 and Policies SP6 and EC11 of the Emerging Carlisle District Local Plan 2015-2030.

5. The grooming room shall be for boarded dogs only.

**Reason:** The Local Planning Authority wish to control the precise nature of the use in order to safeguard the living conditions of the neighbouring residents in accordance with Policies CP5 and EC11 of the Carlisle District Local Plan 2010-2016 and Policies SP6 and EC11 of the Emerging Carlisle District Local Plan 2015-2030.

6. The kennels hereby approved shall be operated wholly in accordance with the management plan received on the 13th September 2016.

**Reason:** To prevent disturbance to nearby residential occupiers and in accord with Policy CP5 of the Carlisle District Local Plan 2001-2016 and Policy SP6 of the Emerging Carlisle District Local Plan 2015-2030.

7. The use of the kennels and exercise paddock hereby approved shall not be commenced until the acoustic barriers, as identified on the site location plan received 13th September 2016, have been erected.

**Reason:** To prevent disturbance to nearby residential occupiers and in accord with Policy CP5 of the Carlisle District Local Plan 2001-2016 and Policy SP6 of the Emerging Carlisle District Local Plan 2015-2030.

8. 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 foul and surface water disposal and in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016 and Policies IP6 and CC5 of the Emerging Carlisle District Local Plan 2015-2030.

9. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.

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

10. The development shall be landscaped in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority which shall indicate the proposed types, species planting heights and planting densities of all trees and shrubs to be planted together with the heights and profiles of any proposed earth modelling. The scheme shall be implemented during the planting season following the completion of the development hereby approved and any trees or shrubs which die, become diseased or are lopped, topped, uprooted or wilfully destroyed within the following five years shall be replaced by appropriate nursery stock.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared in accordance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016 and Policies SP6 and GI6 of the Emerging Carlisle District Local Plan 2015-2030.

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## 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
	Hayton	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.

**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 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 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 cannot be made within the time constraint of the planning permission.

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

##### **Economic & Commercial Growth - Policy EC11 Rural Diversification**

Development proposals to diversify and expand upon the range of economic activities undertaken in rural areas will be encouraged where the proposal re-uses or adapts existing traditional buildings (of permanent construction) for commercial, industrial or recreational uses. Any new building required as part of a diversification scheme must be well related to an existing group of buildings to minimise its impact, blending satisfactorily into the landscape through the use of suitable materials, design and siting.

Proposals should:

- 1 Be complementary to or compatible with the agricultural operations in the rural area; and
- 2 Be compatible with the character and scale of the operation and its landscape character; and
- 3 Not lead to an increase in traffic levels beyond the capacity of the surrounding local highway network; and
- 4 Be capable of providing adequate access and parking arrangements.

**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: 03**

<b>Appn Ref No:</b> 16/0384	<b>Applicant:</b> Canvas Strecher Bars	<b>Parish:</b> St Cuthberts Without
<b>Date of Receipt:</b> 29/04/2016	<b>Agent:</b> Concept	<b>Ward:</b> Dalston
<b>Location:</b> Land to the rear of Stribers, 23 Newbiggin Road, Durdar, Carlisle, CA2 4UJ		<b>Grid Reference:</b> 340767 551036

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Proposal: Proposed Demolition Of Existing Garage And Erection Of 1no. Dwelling

**Refuse Permission**

1. **Reason:** The proposed dwelling by reason of its height, scale and relationship with neighbouring properties would appear a cramped, over-dominant and over-bearing form of development. The resulting building would have an adverse impact on the living conditions of neighbouring properties by virtue of an unreasonable loss of daylight and overshadowing. If built, the property would fail to maintain the established character of the built environment and would be a prominent and conspicuous feature within the street scene that would fail to positively contribute to the overall quality of the area. Furthermore, the proposed development would result in an unsatisfactory external amenity space for existing premises. The proposal would therefore be contrary to Paragraph 58 of the National Planning Policy Framework; criterion

1, 3 and 5 of Policy CP5 (Design) of the Carlisle District Local Plan 2001-2016; criterion 1 and 7 of Policy SP6 (Securing Good Design) and criterion 1, 2 and 4 of Policy HO3 (Housing in Residential Gardens) of the emerging Carlisle District Local Plan 2015-2030 (submission draft and proposed modifications).

## **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 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.

### **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 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 cannot be made within the time constraint of the planning permission.

### **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**

#### **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: 04**

<b>Appn Ref No:</b> 16/0722	<b>Applicant:</b> Carlisle Cathedral	<b>Parish:</b> Carlisle
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<b>Date of Receipt:</b> 08/08/2016 23:03:34	<b>Agent:</b> Feilden Fowles Architects Ltd	<b>Ward:</b> Castle
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<b>Location:</b> The Fraternity, 7 The Abbey, Carlisle, CA3 8TZ	<b>Grid Reference:</b> 339869 555910
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Proposal: Removal Of 19th Century Porch And Erection Of New Entrance,  
Hospitality Annexe With Cafe And Interpretation Spaces

#### **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 8 August 2016;
2. Planning, Design & Access Statement (including Heritage Impact Statement; Fraternity Porch Statement of Significance; Bat Survey; Archaeological Evaluation & Impact Statement; Statement of Community Involvement); received 8 August 2016;
3. Existing Site Location Plan, received 8 August 2016 (Dwg CFR\_EX\_000 Rev A);
4. Existing Block Plan, received 8 August 2016 (Dwg CFR\_EX\_001 Rev A);
5. Existing Landscape Plan, received 8 August 2016 (Dwg CFR\_EX\_010 Rev A);
6. Existing Undercroft Plan, received 8 August 2016 (Dwg CFR\_EX\_109 Rev A);
7. Existing Main Fraternity Space Plan, received 8 August 2016 (Dwg CFR\_EX\_111 Rev A);
8. Existing North Elevation, received 8 August 2016 (Dwg CFR\_EX\_200 Rev A);
9. Existing East Elevation, received 8 August 2016 (Dwg CFR\_EX\_201 Rev A);
10. Existing South Elevation, received 8 August 2016 (Dwg CFR\_EX\_202 Rev A);
11. Existing West Elevation, received 8 August 2016 (Dwg CFR\_EX\_203 Rev A);
12. Existing Section AA, received 8 August 2016 (Dwg CFR\_EX\_310 Rev A);
13. Existing Section BB, received 8 August 2016 (Dwg CFR\_EX\_311 Rev A);
14. Existing Section DD, received 8 August 2016 (Dwg CFR\_EX\_313 Rev A);
15. Existing Section EE, received 8 August 2016 (Dwg CFR\_EX\_314 Rev A);
16. Proposed Block Plan, received 8 August 2016 (Dwg CFR\_001 Rev A);
17. Schematic Landscape Plan, received 8 August 2016 (Dwg CFR\_010 Rev A);
18. Undercroft Plan, received 8 August 2016 (Dwg CFR\_109 Rev A);
19. Pavilion Plan, received 8 August 2016 (Dwg CFR\_110 Rev A);
20. Main Fraternity Space Plan, received 8 August 2016 (Dwg CFR\_111 Rev A);
21. Pavilion Roof Plan, received 8 August 2016 (Dwg CFR\_120 Rev A);
22. North Elevation, received 8 August 2016 (Dwg CFR\_200 Rev A);
23. East Elevation, received 8 August 2016 (Dwg CFR\_201 Rev A);
24. South Elevation, received 8 August 2016 (Dwg CFR\_202 Rev A);
25. West Elevation, received 8 August 2016 (Dwg CFR\_203 Rev A);
26. Section AA, received 8 August 2016 (Dwg CFR\_310 Rev A);
27. Section BB, received 8 August 2016 (Dwg CFR\_311 Rev A);
28. Section EE, received 8 August 2016 (Dwg CFR\_314 Rev A);
29. Section FF, received 8 August 2016 (Dwg CFR\_315 Rev A);
30. Section GG, received 8 August 2016 (Dwg CFR\_316 Rev A);
31. Section II, received 8 August 2016 (Dwg CFR\_318 Rev A);
32. Typical Bay Study, received 8 August 2016 (Dwg CFR\_500 Rev A);
33. Link Bay Study, received 8 August 2016 (Dwg CFR\_501 Rev A);
34. General Arrangement (Landscaping), received 8 August 2016 (Dwg P0253-LA-00-GA Rev A);
35. Cloister Garden, received 8 August 2016 (Dwg P0253-LA-00-(6) Rev A);
36. Sections (Landscaping), received 8 August 2016 (Dwg P0253-LA-10-(3) Rev A);

37. the Notice of Decision; and
38. 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 materials used shall be in strict accordance with these details.

**Reason:** To ensure that the proposed materials are acceptable in accordance with Policies LE13 and CP5 of the Carlisle District Local Plan 2001-2016 and Policies HE3 and SP6 of the emerging Carlisle District Local Plan 2015-2030.

4. Samples or full details of the proposed windows and doors to be used in the extension hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows and doors installed shall then be in accordance with these details.

**Reason:** To ensure that the proposed materials are acceptable in accordance with Policies LE13 and CP5 of the Carlisle District Local Plan 2001-2016 and Policies HE3 and SP6 of the emerging Carlisle District Local Plan 2015-2030.

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 and Policy SP6 of the emerging Carlisle District Local Plan 2015-2030.

6. Prior to the installation of any street furniture (including seating, bins and bollards) details shall be submitted to and agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed street furniture is acceptable and does not have an adverse impact on the setting of the Listed Buildings, in accordance with Policy LE12 of the Carlisle District Local Plan 2001-2016 and Policy HE3 of the emerging Carlisle District Local Plan 2015-2030.



7. Prior to the carrying out of any construction works, the following elements of the historic fabric of the building, which will be impacted upon by the development, shall be recorded in accordance with a Level 3 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016: the Robert Smirke doorway in the NW corner of the building; the GE Street porch that encloses Smirke's doorway; the 19<sup>th</sup> century screen at the west end of the upper floor and the associated bookcases. Within 2 months of the commencement of construction works a digital copy of the resultant Level 3 Survey report shall be furnished to the Local Planning Authority.

**Reason:** To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration as part of the proposed development, in accordance with Policy LE13 of the Carlisle District Local Plan 2001-2016 and Policy HE3 of the emerging Carlisle District Local Plan 2015-2030.

8. The Street Porch shall be carefully taken down and stored within the Cathedral Precinct in perpetuity, pending possible further re-use of the structure.

**Reason:** To ensure that the Street Porch is retained within the Cathedral Precinct so that it can be re-erected in the future, in accordance with Policy LE13 of the Carlisle District Local Plan 2001-2016 and Policy HE3 of the emerging Carlisle District Local Plan 2015-2030.

9. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

**Reason:** To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination or recording of such remains, in accordance with Policy LE6 of the Carlisle District Local Plan 2001-2016 and Policy HE2 of the emerging Carlisle District Local Plan 2015-2030.

10. The development shall be undertaken in strict accordance with the details contained within the Bat Survey (undertaken by Envirotech in July 2016).

**Reason:** To ensure that the proposal does not have an adverse impact on Biodiversity, in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016 and Policy GI3 of the emerging Carlisle District Local Plan 2015-2030.

11. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

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## **Relevant Development Plan Policies**

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

#### **Local Environment - Policy LE6 - Scheduled/Nationally Important Ancient Monuments**

Development will not be permitted where there is an unacceptable impact on scheduled and other nationally important ancient monuments and their settings.

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

#### **Local Environment - Policy LE12 - Proposals Affecting Listed Buildings**

Proposals for new development which adversely affects a listed building or its setting will not be permitted. Any new development within the setting of a listed building should preserve the building's character and its setting. The City Council will seek to encourage any new development to be sympathetic in scale, character and materials.

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

#### **Local Environment - Policy LE13 - Alterations To Listed Buildings**

Applications for alterations or extensions to listed buildings must have regard to the scale, proportions, character and detailing of the existing building (both internally and externally) and of its windows and doorways. Any proposals which have an unacceptable impact on the listed building will not be permitted.

Applications will be assessed against the following criteria:

1. the importance of the building, its intrinsic architectural and historic interest and rarity, and its significance to the local distinctiveness and character of the district;
2. the particular physical features of the building
3. the setting of the building and its contribution to the local scene;
4. the extent to which the proposed works would bring substantial benefits for the community.

### **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 cannot be provided without an adverse effect on the site and its surroundings will not be permitted.

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

#### **Local Environment - Policy LE20 - Cathedral Precinct**

The Cathedral Precinct (shown on the City Centre Proposals Map) is an area of special townscape character and atmosphere that should be protected and enhanced. Proposals for the full and beneficial use of all the land and buildings within the precinct will be encouraged, provided that the use is appropriate to both the buildings and their setting and the function of the Cathedral. Any new development should be well related in scale and design to the listed buildings and their setting and for a use that relates to the function of the Cathedral. Proposals for large scale development, or that are likely to increase traffic or car parking in the precinct will not be appropriate.

### **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 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 CP7 - Use Of Traditional Materials**

In order to sustain the local environment consideration will be given to locally sourced traditional materials to maintain the local character of buildings and their environment.

Within conservation areas the City Council will seek to ensure that existing traditional materials are reinstated following repairs to roads, pavements, kerbs and underground services.

### **Carlisle District Local Plan 2001 - 2016** **Core Development Policies - Policy CP15 - Access, Mobility And Inclusion**

Development proposals should make provision for easy, safe and inclusive access to, into and within buildings and facilities. The layout and design of developments should meet the requirements of accessibility and inclusion for all potential users regardless of disability, age or gender. The Council will have regard to the following criteria when assessing development proposals:

- 1 The design of entrances and exits and ease of permeation through and between developments in terms of street furniture, circulation areas and pedestrian routes;
- 2 The location of any development proposal in relation to its potential users;
- 3 Accessibility to all transport modes and provision of adequate parking for disabled people;
- 4 Provision of on-site facilities such as public toilets, and appropriate signage

**Carlisle District Local Plan 2001 - 2016**  
**Core Development Policies - Policy CP17 - Planning Out Crime**

The design of all new development must contribute to creating a safe and secure environment, integrating measures for security and crime prevention and minimising the opportunity for crime.

The following points should be applied to all development proposals:

- 1 Security measures should be an integral part of the design
- 2 Developments should be laid out and buildings positioned to maximise natural surveillance with the intention of creating a sense of neighbourhood and deterring criminal and anti-social activity
- 3 Public and private spaces should have clearly defined boundaries.
- 4 Footpaths and cycleways should be designed to maximise their use and prevent opportunities for concealment, unauthorised access or provide a choice of escape routes.
- 5 Landscaping schemes be designed to ensure that they do not create secluded areas, opportunities for climbing or reduce natural surveillance.
- 6 Lighting should deter criminal and antisocial activity whilst minimising light pollution. CCTV may be considered necessary in certain circumstances.

Developers should, at the earliest stage possible, consult Architectural Liaison Officer to advice on measures to be incorporated for designing out crime.

**Item no: 05**

**Appn Ref No:**  
16/0723

**Applicant:**  
Carlisle Cathedral

**Parish:**  
Carlisle

**Date of Receipt:**  
08/08/2016

**Agent:**  
Feilden Fowles Architects  
Ltd

**Ward:**  
Castle

**Location:**  
The Fraternity, 7 The Abbey, Carlisle, CA3 8TZ

**Grid Reference:**  
339869 555910

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Proposal: Removal Of 19th Century Porch And Erection Of New Entrance, Hospitality Annexe With Cafe And Interpretation Spaces; Modifications To Existing Doorway To North Elevation And Internal Works (LBC)

Grant Permission

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

**Reason:** In accordance with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The approved documents for this Listed Building Consent comprise:
  1. the submitted planning application form, received 8 August 2016;
  2. Planning, Design & Access Statement (including Heritage Impact Statement; Fraternity Porch Statement of Significance; Bat Survey; Archaeological Evaluation & Impact Statement; Statement of Community Involvement); received 8 August 2016;
  3. Existing Site Location Plan, received 8 August 2016 (Dwg CFR\_EX\_000 Rev A);
  4. Existing Block Plan, received 8 August 2016 (Dwg CFR\_EX\_001 Rev A);
  5. Existing Landscape Plan, received 8 August 2016 (Dwg CFR\_EX\_010 Rev A);
  6. Existing Undercroft Plan, received 8 August 2016 (Dwg CFR\_EX\_109 Rev A);
  7. Existing Main Fraternity Space Plan, received 8 August 2016 (Dwg CFR\_EX\_111 Rev A);
  8. Existing North Elevation, received 8 August 2016 (Dwg CFR\_EX\_200 Rev A);
  9. Existing East Elevation, received 8 August 2016 (Dwg CFR\_EX\_201 Rev A);
  10. Existing South Elevation, received 8 August 2016 (Dwg CFR\_EX\_202 Rev A);
  11. Existing West Elevation, received 8 August 2016 (Dwg CFR\_EX\_203 Rev A);
  12. Existing Section AA, received 8 August 2016 (Dwg CFR\_EX\_310 Rev A);
  13. Existing Section BB, received 8 August 2016 (Dwg CFR\_EX\_311 Rev A);
  14. Existing Section DD, received 8 August 2016 (Dwg CFR\_EX\_313 Rev A);
  15. Existing Section EE, received 8 August 2016 (Dwg CFR\_EX\_314 Rev A);
  16. Proposed Block Plan, received 8 August 2016 (Dwg CFR\_001 Rev A);
  17. Schematic Landscape Plan, received 8 August 2016 (Dwg CFR\_010 Rev A);
  18. Undercroft Plan, received 8 August 2016 (Dwg CFR\_109 Rev A);
  19. Pavilion Plan, received 8 August 2016 (Dwg CFR\_110 Rev A);
  20. Main Fraternity Space Plan, received 8 August 2016 (Dwg CFR\_111 Rev A);
  21. Pavilion Roof Plan, received 8 August 2016 (Dwg CFR\_120 Rev A);
  22. North Elevation, received 8 August 2016 (Dwg CFR\_200 Rev A);
  23. East Elevation, received 8 August 2016 (Dwg CFR\_201 Rev A);
  24. South Elevation, received 8 August 2016 (Dwg CFR\_202 Rev A);
  25. West Elevation, received 8 August 2016 (Dwg CFR\_203 Rev A);
  26. Section AA, received 8 August 2016 (Dwg CFR\_310 Rev A);
  27. Section BB, received 8 August 2016 (Dwg CFR\_311 Rev A);
  28. Section EE, received 8 August 2016 (Dwg CFR\_314 Rev A);
  29. Section FF, received 8 August 2016 (Dwg CFR\_315 Rev A);

30. Section GG, received 8 August 2016 (Dwg CFR\_316 Rev A);
31. Section II, received 8 August 2016 (Dwg CFR\_318 Rev A);
32. Typical Bay Study, received 8 August 2016 (Dwg CFR\_500 Rev A);
33. Link Bay Study, received 8 August 2016 (Dwg CFR\_501 Rev A);
34. General Arrangement (Landscaping), received 8 August 2016 (Dwg P0253-LA-00-GA Rev A);
35. Cloister Garden, received 8 August 2016 (Dwg P0253-LA-00-(6) Rev A);
36. Sections (Landscaping), received 8 August 2016 (Dwg P0253-LA-10-(3) Rev A);
37. the Notice of Decision; and
38. 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 materials used shall be in strict accordance with these details.

**Reason:** To ensure that the proposed materials are acceptable in accordance with Policies LE13 and CP5 of the Carlisle District Local Plan 2001-2016 and Policies HE3 and SP6 of the emerging Carlisle District Local Plan 2015-2030.

4. Samples or full details of the proposed windows and doors to be used in the extension hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows and doors installed shall then be in accordance with these details.

**Reason:** To ensure that the proposed materials are acceptable in accordance with Policies LE13 and CP5 of the Carlisle District Local Plan 2001-2016 and Policies HE3 and SP6 of the emerging Carlisle District Local Plan 2015-2030.

5. Prior to the carrying out of any construction works, the following elements of the historic fabric of the building, which will be impacted upon by the development, shall be recorded in accordance with a Level 3 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016: the Robert Smirke doorway in the NW corner of the building; the GE Street porch that encloses Smirke's doorway; the 19<sup>th</sup> century screen at the west end of the upper floor and the associated bookcases. Within 2 months of the commencement of construction works a digital copy of the resultant Level 3 Survey report shall be furnished to the Local Planning Authority.

**Reason:** To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration as part of the proposed development, in accordance with Policy LE13 of the Carlisle District Local Plan 2001-2016 and Policy HE3 of the

emerging Carlisle District Local Plan 2015-2030.

6. The Street Porch shall be carefully taken down and stored within the Cathedral Precinct in perpetuity, pending possible further re-use of the structure.

**Reason:** To ensure that the Street Porch is retained within the Cathedral Precinct so that it can be re-erected in the future, in accordance with Policy LE13 of the Carlisle District Local Plan 2001-2016 and Policy HE3 of the emerging Carlisle District Local Plan 2015-2030.

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## **Relevant Development Plan Policies**

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

#### **Local Environment - Policy LE12 - Proposals Affecting Listed Buildings**

Proposals for new development which adversely affects a listed building or its setting will not be permitted. Any new development within the setting of a listed building should preserve the building's character and its setting. The City Council will seek to encourage any new development to be sympathetic in scale, character and materials.

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

#### **Local Environment - Policy LE13 - Alterations To Listed Buildings**

Applications for alterations or extensions to listed buildings must have regard to the scale, proportions, character and detailing of the existing building (both internally and externally) and of its windows and doorways. Any proposals which have an unacceptable impact on the listed building will not be permitted. Applications will be assessed against the following criteria:

1. the importance of the building, its intrinsic architectural and historic interest and rarity, and its significance to the local distinctiveness and character of the district;
2. the particular physical features of the building
3. the setting of the building and its contribution to the local scene;
4. the extent to which the proposed works would bring substantial benefits for the community.

### **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: 06**

**Appn Ref No:**  
16/0798

**Applicant:**  
Story Contracting

**Parish:**  
Carlisle

**Date of Receipt:**  
02/09/2016 16:02:45

**Agent:**  
PFK Planning

**Ward:**  
Belle Vue

**Location:**  
Story Construction Depot, Thomas Lane, Burgh  
Road Industrial Estate, Carlisle, CA2 7NA

**Grid Reference:**  
337772 556296

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Proposal: Change Of Use Of Storage Area To Rail Training Track Including Laying Of 4No. Test Tracks

Members resolved to defer consideration of the proposal in order to undertake a site visit; await the completion of an Assessment of Likely Significant Effects; and to await a further report on the application during the next meeting of the Committee.

**Item no: 07**

**Appn Ref No:**  
15/0570

**Applicant:**  
Mrs H Murray

**Parish:**  
Arthuret

**Date of Receipt:**  
18/06/2015

**Agent:**  
Jock Gordon Architectural  
SVS Ltd

**Ward:**  
Longtown & Rockcliffe

**Location:**  
Land to rear of Hawthorns, Ask Bank, Longtown  
CA6 5PT

**Grid Reference:**  
337745 568618

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Proposal: Erection Of 1No. Detached Dwelling

**Decision:** Refuse    Permission

**Date:** 28/08/2015

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Dismissed

**Date:** 22/09/2016

**Item no:** 08

**Appn Ref No:**  
15/0607

**Applicant:**  
Riverside

**Parish:**

**Date of Receipt:**  
26/06/2015 13:00:47

**Agent:**  
Signet Planning

**Ward:**  
Morton

**Location:**  
Land to rear of dwellings between Raiselands Road,  
Levens Drive and Rosehill Drive, Carlisle

**Grid Reference:**  
338660 554354

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Proposal: Erection Of 12No. Affordable Dwellings; Construction Of New Access  
Road Via Levens Drive

**Decision:** Refuse    Permission

**Date:** 23/10/2015

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Allowed with Conditions

**Date:** 16/09/2016