

## SCHEDULE A: Applications with Recommendation

10/9005

Item No: 11

Date of Committee: 11/06/2010

**Appn Ref No:**  
10/9005

**Applicant:**  
Mansell Construction  
Services Ltd and Cumbria  
Fire and Rescue Services

**Parish:**  
Carlisle

**Date of Receipt:**  
11/05/2010

**Agent:**  
Mrs Maggie Mason

**Ward:**  
Harraby

**Location:**  
Jewsons Builder's Merchants, Eastern Way,  
Carlisle, Cumbria, CA1 3QZ

**Grid Reference:**  
342072 554611

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**Proposal:** Reserved Matters Application For Carlisle East New Community Fire  
Station And Divisional HQ

**Amendment:**

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### REPORT

**Case Officer:** Alan Taylor

### Reason for Determination by Committee:

The application is brought before the Committee as it represents an important investment in new services serving this sector of the city, in line with the strategy to replace Fire Service facilities within the City Centre that were so seriously flood damaged in January 2005.

### 1. Constraints and Planning Policies

#### **Gas Pipeline Safeguarding Area**

The proposal relates to land or premises situated within or adjacent to the Gas Pipeline Safeguarding Area.

#### **Contaminated Land**

### 2. Summary of Consultation Responses

### **3. Summary of Representations**

#### **Representations Received**

Initial:

Consulted:

Reply Type:

- 3.1 All publicity/consultation on this application is undertaken by Cumbria County Council as the "determining" planning authority.

### **4. Planning History**

- 4.1 The proposed site relates to unused land forming part of a larger site that has been occupied as a Builders Merchant for many years (formerly Harcros then Jewsons).
- 4.2 In February 2007, Cumbria CC granted outline approval for the development of this site to provide the works described in the current proposal.
- 4.3 An application to renew that permission, since the 3-year "start" period would shortly expire, was submitted in October 2009 and was approved in December 2009 (application 09/9041 CTY).
- 4.4 In October 2009, the County Council also submitted a second "outline" application for the site's development. It illustrated a different site layout to that shown on drawings that accompanied the "renewal" application. The City Council's formal observations were that: *"These proposals, for an alternative disposition of the access and egress, revised siting of the building and car parking, and the related opportunity to present a better facade to Eastern Way are considered to offer potential for a significant improvement over the original proposals for the site's development. The revised application is therefore supported subject to the caveat that full regard must be given to securing a high architectural quality and appropriate selection of materials and finishes and site landscaping"*.

### **5. Details of Proposal/Officer Appraisal**

#### **Introduction**

- 5.1 This application seeks approval of "Reserved Matters" relating to an outline consent for the development of land on the north- western side of Eastern Way for the development of a new Community Fire Station for the County Fire and Rescue Service. The application requests the discharge of all 5 of the standard "Reserved Matters" i.e. Access; Appearance; Layout; Scale and Landscaping.

#### **Background**

- 5.2 Members will recall that following the severe flooding of January 2005, which seriously affected much of Carlisle (including the existing Fire Station on Warwick Street, north of the City Centre), the Fire Service re-appraised its requirements for accommodation and operational facilities within the city.
- 5.3 That review led to the emergence of proposals for the vacation of the existing Warwick Street premises and its replacement by two new Community Fire Stations geographically located in the west and east of the city. These were subject of outline planning applications in early 2007 which the County Council determined as the relevant planning authority (it is "operational development" by that Authority). The applications were renewed by Cumbria County Council in January of this year.
- 5.4 The proposed strategy envisaged the larger, and most significant in operational terms, of those two new Fire Stations incorporating a new Divisional Headquarters, being located on land off Eastern Way with a satellite station being located adjacent to Newtown School on Raffles Avenue.
- 5.5 The current submission provides the detailed design proposals for the Eastern Way site.

### **Details of the Proposals**

- 5.6 The proposal relates to a 0.65 hectare site situated off the north-west side of Eastern Way immediately north of the recently cleared site of the former Border TV studios at the junction with Brunel Way. The proposed site, which is mainly covered by scrub vegetation but has also been subject to some fly tipping, comprises an area of unused land between the external yard at the rear of the main buildings occupied by Jewsons, the Builders Merchants, and the site boundary with the verge to Eastern Way. It is currently accessed only through Jewsons vehicle entrance from Stephenson Road, has "employment" land uses to 2 of its 4 sides [the "Border TV" site being vacant] and is bounded by concrete post and wire fencing. On its roadside frontage the site is set back behind an existing grassed verge and it faces towards The Inglewood Forest Public House and elderly persons' accommodation at Elizabeth Welsh House, adjacent to the junction of Eastern Way. The site is effectively square on plan and has a frontage of about 90 metres to Eastern Way.
- 5.7 The submission is supported by a Design and Access Statement; an Energy Statement; Drainage Strategy; and Geotechnical Desk Study together with a full range of drawings illustrating the proposed site layout and landscaping; floor plans, elevations, sections, design details and site surface marking details.
- 5.8 The proposals are to construct a Carlisle East Community Fire Station which would have a gross internal floor area of 1262 square metres together with 26 secure staff parking spaces [2 designed for persons with disabilities] with 30 further spaces for visitor parking, of which 3 are accessible spaces. There are also 10 secure, covered cycle parking spaces for staff and 8 cycle spaces for visitors adjacent to the public entrance. The accommodation would be

principally contained within a full two storey and part tall single storey L-shaped building occupying most of the south-western half of the site but the scheme also includes a further substantial building, a 4-storey "Drill" Tower and Training House to be located close to the south-west corner of the site.

- 5.9 The main block would have a two storey section traversing the site, extending from the Eastern Way frontage towards the rear site boundary. It would contain most of the administrative areas, Operational Response, Operational Support and Community Flow facilities at ground floor level with the upper floor providing space intended for community use i.e. meeting rooms, together with crew facilities such as a gymnasium, kitchen/dining room and further Operational Support office and rest room/lecture space and plant rooms. Running at right angles from that main block, towards the south-west boundary is the 4-bay enclosed accommodation for the 3 firefighting appliances that would be permanently stationed at the site together with a bay for a reserve firefighting appliance augmented by a canopy jettying over hardstanding to the rear of the appliance store.
- 5.10 The application site has a proposed entrance and exit located near to the site's north-eastern boundary i.e. the furthest point from the junction of Brunel Way with Eastern Way. That access arrangement will enable all vehicles used by visiting members of the public and by staff to enter and leave at that point. The staff parking areas lie to the rear of the site with entry restricted by palladin fencing and a controlled entry gate. Public spaces are located between the Eastern Way frontage and the palladin fence. All appliances returning to the base from call-out would use the entrance from Eastern Way but return to enter the appliance block from the rear.
- 5.11 When responding to an emergency call firefighting appliances would leave from the front of the appliance block and have a direct, unrestricted exit straight onto Eastern Way. However, for road safety reasons, the proposals provide for the installation of what is termed "wig-wag" lights, signs and related line marking designed to stop traffic approaching along both sides of Eastern Way and thus enable an appliance to safely enter the traffic stream. Members may be familiar with the appearance of those lights which have 3 flashing red and amber lights and an instruction to "STOP when lights show".
- 5.12 The proposed Drill Tower and Training House is adjacent to a drill yard and road traffic crash pad. These elements are designed to provide, within a secure zone, opportunities to provide specialist training for firefighters. The Tower replicates an existing similar facility at the existing Fire Station opposite the Civic Centre and Members will no doubt have witnessed training with, extendable ladders, using that facility. It is just over 11 metres in height [with the attached Training House being lower] and both will be finished in facing brick. The Drill Tower will have a flat roof whereas the Training House will have a tiled pitched roof with a ridge height of 8.10 metres above ground level.
- 5.13 The main building is designed to have a strong presence to this part of Eastern Way and will be built of cream, grey and black brickwork and vertical cladding with the dominant upper floor projection of the two storey block

facing Eastern Way being finished in a distinctive red flat cladding [redolent of the "Fire Service" appliances colour]. Bands of glazing serving the "community" rooms at first floor will be inset into the red cladding. The appliance block will be faced in brickwork and will have individual letters stating "Carlisle East Community Fire Station" running horizontally above the heads of the doors to the appliance bays

- 5.14 The design ethos is very much intended to emphasise the "community" role and the premises will operate as a base for promoting fire safety. The Community Room will accommodate around 40 persons and will be used to continue and enhance the promotion of fire safety messages as well as being available for use by community groups for meetings, seminars and training programmes.
- 5.15 Careful consideration has been given to the design, layout and energy efficiency of the building which will:
- use sustainable and responsibly sourced materials from local suppliers
  - minimise waste through design, construction practices and operation
  - minimise air, noise, light and visual pollution
  - reduce greenhouse gases and water use
  - maximise the use of renewable resources
  - provide facilities to encourage people to cycle to the station
  - maximise natural light and ventilation and
  - limit solar heat gain and retain naturally generated heat, while minimising thermal loss and solar admittance.
- 5.16 A number of energy efficient design features have been selected in the detailed design to again ensure that energy consumption is minimised e.g. maximising the use of natural ventilation; specification of high efficiency condensing boilers; mechanical ventilation with high efficiency heat recovery; high efficiency luminaires; integrated smart systems [CCTV, security, PA, Fire Alarms]; rainwater recovery and re-use; low water consumption fittings and intelligent building energy management systems. It is, moreover, designed to deliver a minimum of 10% of the total energy consumption from renewable energy sources.
- 5.17 The design team investigated a number of potential renewable technologies that might be applied to the development such as a biomass boiler; CHP [combined heat and power]; solar thermal hot water heating; photovoltaic panels; wind turbines; and air and ground source heat pumps as well as a green energy tariff. The relative benefits/dis-benefits and advantages/disadvantages of these were compared and from that process the applicants have decided to incorporate air source heat pumps as the preferred renewable technology for the new Community Fire Station. The applicant's Agents believe that this system will provide 20.3% contribution from renewable technology towards the total energy consumption and a 36% saving on potential carbon emissions.
- 5.18 In addition to striving to achieve a distinctive building with a high environmental performance, the proposals also seek to enhance the

development through careful attention to the external areas and landscaping. The access road and staff parking areas will be surfaced in tarmac with the aprons to either side of the appliance bays being finished in concrete [the rear apron is a "wash-down" area]. Public car parking areas will be finished in block paving. Pedestrian routes around the building will be surfaced in decorative paving flags and two recreational zones [a community seating area near the north-east boundary and staff seating area for fire crews and other personnel near the south-west boundary] will respectively incorporate artwork/mosaics, curved metal seating, resin bonded gravel surfacing and picnic tables inset into decorative gravels surfacing. Complimenting those areas is intended grassed, shrub beds and tree planting. Similarly, there are three belts of shrub planting inset with trees along the roadside to the visitor parking area, within that area to screen banks of parking spaces, and between the visitor parking areas and the staff parking beyond it i.e. behind the palladin security fencing.

- 5.19 Fuel storage tanks and generator facilities are also proposed, alongside the site's rear boundary which, with similar sections of fencing to the flank boundaries, will be a secure boundary through the erection of a palladin fence with landscaping to the inside of the site.

## Assessment

- 5.20 In Planning Policy terms, there was [at the time Outline Consent for this development was first granted] no specific guidance contained within either Structure or Local Plan policies that assisted in dealing with community service proposals such as this. The site is located within a Primary Employment Area (PEA) shown on the Urban Inset Plan for Carlisle that forms part of the District Local Plan: Policy EM2 of the [then] adopted Plan had a general presumption against the loss of such land to non-employment use (with some exceptions).
- 5.21 However, following the review and adoption of the District Local Plan [2001-2016] its Policy EC1 modifies the stance taken by the former Policy EM2 by adding to the possible exceptions (by introduction of new criterion 2 of Policy EC1) to allow for loss of PEA land in circumstances where *"the proposed alternative use provides for needed community building or public amenity space"*. Clearly, that is applicable in this instance

## Conclusion

- 5.22 When the City Council was previously consulted on the proposals to develop this site for a new Community Fire Station its comments were: *"There is no objection to the proposals but the City Council would wish to see the evolving proposals employing a high standard of architectural design and finishes in view of the prominence of the site and for a high standard of landscaping to be included to ensure an attractive setting for the development"*.
- 5.24 The proposals are considered to represent an appropriate design response to those expectations and Members are recommended to indicate the City Council's support for the application.

## **6. Human Rights Act 1998**

- 6.1 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:

**Article 6** bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

**Article 7** provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;

**Article 8** recognises the "Right To Respect for Private and Family Life";

- 6.2 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need;

- 6.3 The proposals are not considered to be prejudicial to any rights bestowed by the Act.

## **7. Recommendation - Raise no Objection**

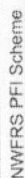
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0m	12.5m	25m	37.5m	50m	62.5m
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**Balfour Beatty**  
Fire and Rescue

Carlisle East Community Fire Station -  
Site Location Plan  
CE/PB/ARC/039  
Scale: 1:1250





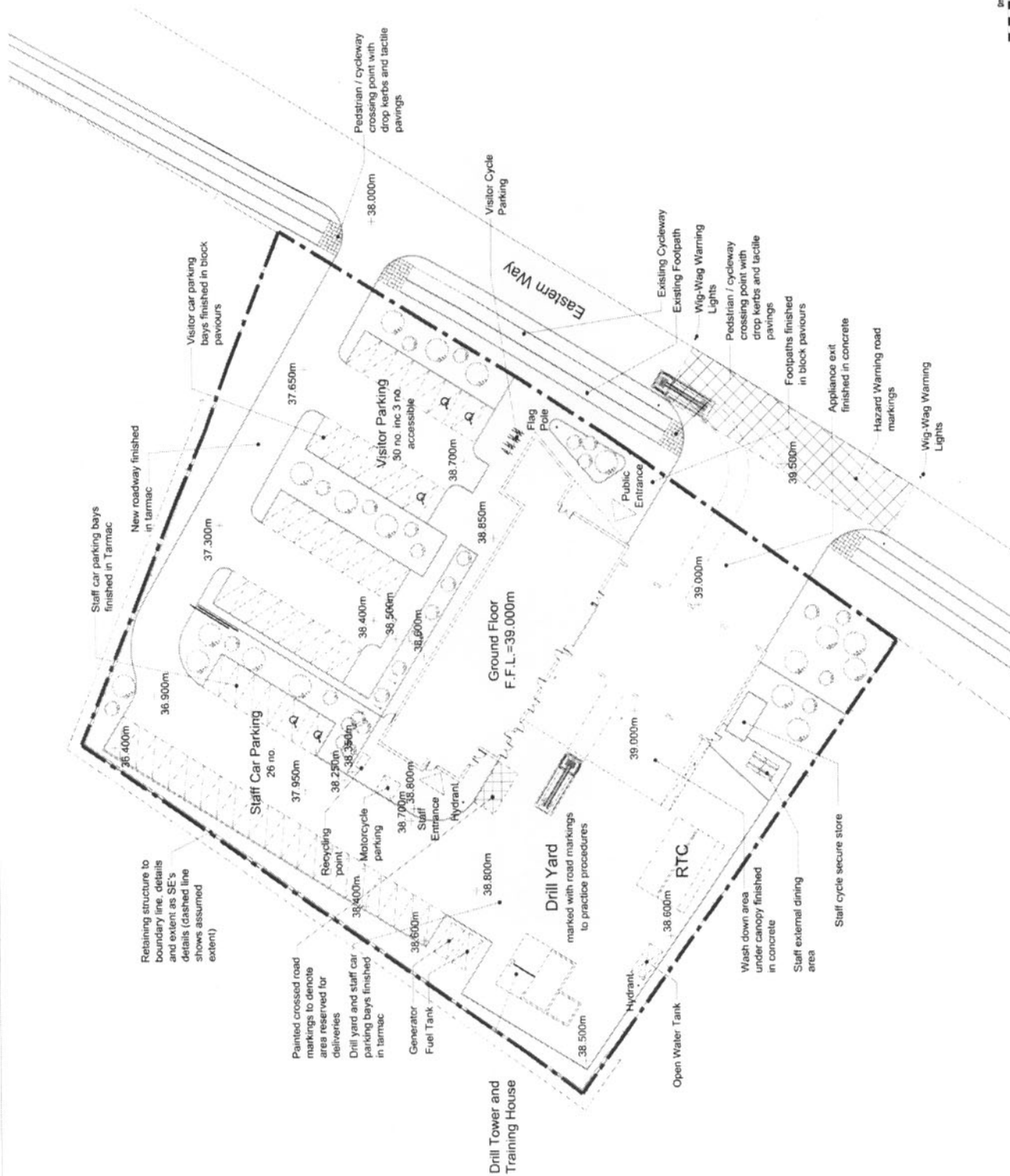
**Balfour Beatty**  
Fire and Rescue

Carlisle East Community Fire Station -

### Existing site plan

CE/BB/ABC-100





NWFRS PFI Scheme

**Balfour Beatty**  
Fire and Rescue

Cardiff East Community Fire Station -  
Proposed Site plan  
CEP/ARC/101  
Issue 2/20/2021





**Balfour Beatty**  
Fire and Rescue

Carlisle East Community Fire Station -  
Proposed Ground Floor Plan  
CE/PB/ARC/201  
Scale: 1/8" = 1'-0"



- |                                     |                      |
|-------------------------------------|----------------------|
| <input type="checkbox"/>            | Administration       |
| <input checked="" type="checkbox"/> | Operational Response |
| <input type="checkbox"/>            | Operational Support  |
| <input type="checkbox"/>            | Community Flow       |
| <input type="checkbox"/>            | Services             |



- Administration
- Operational Response
- Operational Support
- Community Flow
- Services



NWFRS PFI Scheme

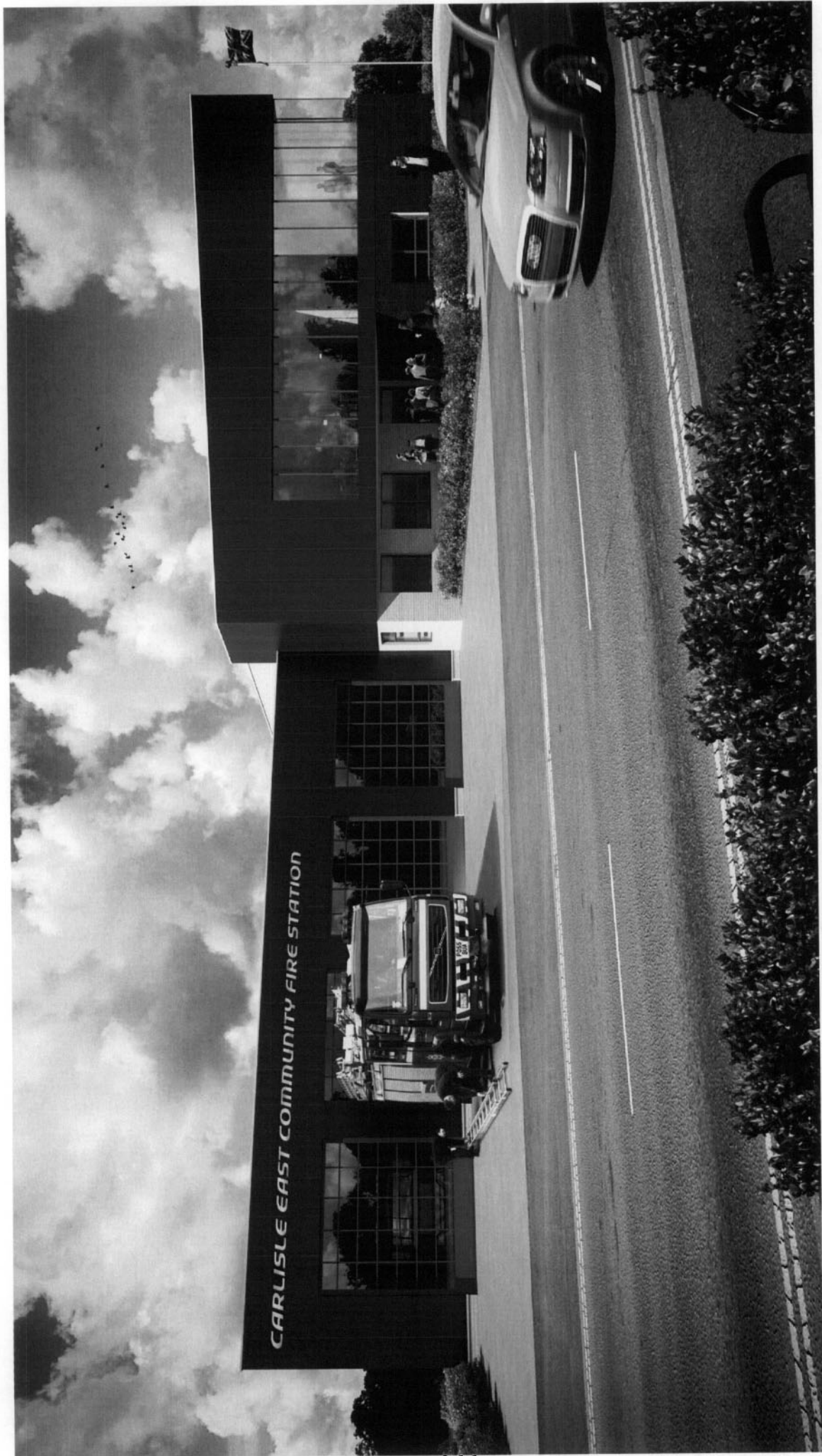
**Balfour Beatty**  
Fire and Rescue

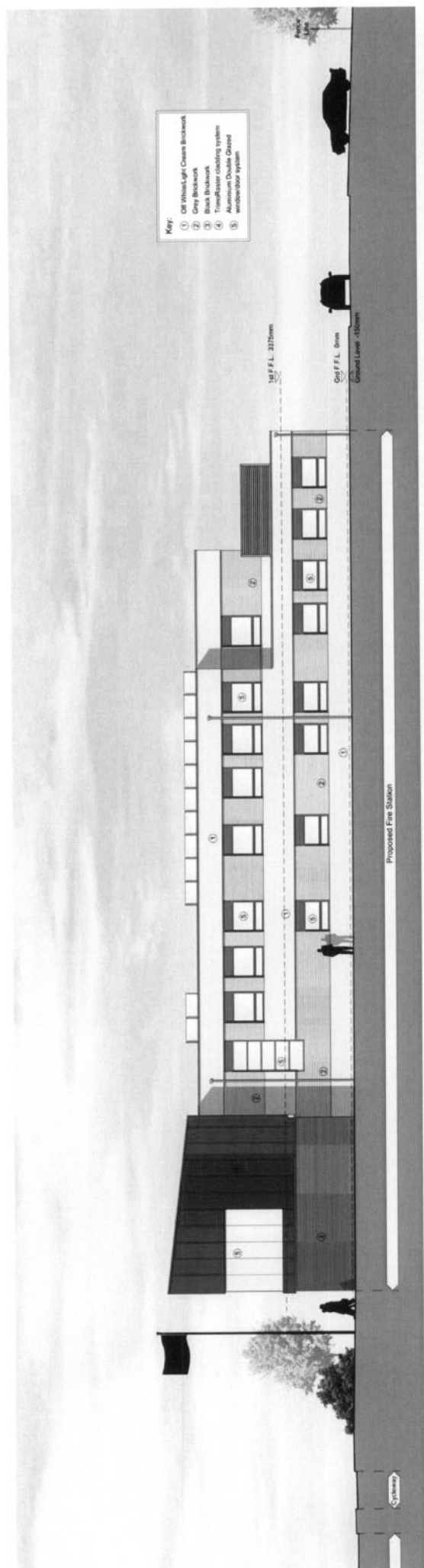
Carlisle East Community Fire Station -  
Proposed First Floor Plan  
Scale: 1:500  
Date: 15.12.2010



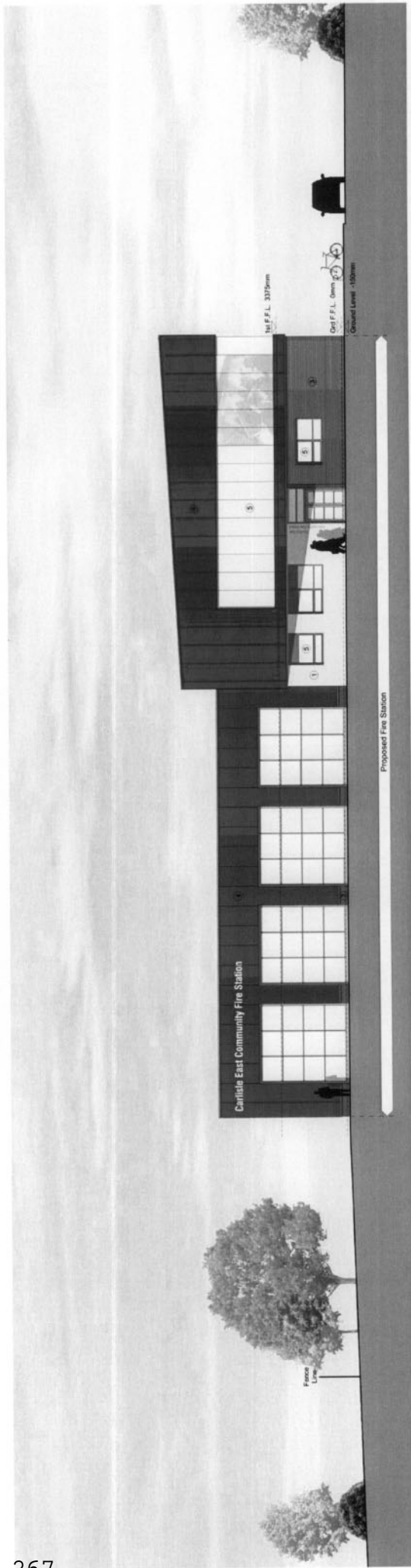


Carlisle East Community Fire Station -  
Proposed Roof Plan  
CE/PB/ARC/203  
Scale: 1/8" = 1'-0"





Proposed North Elevation



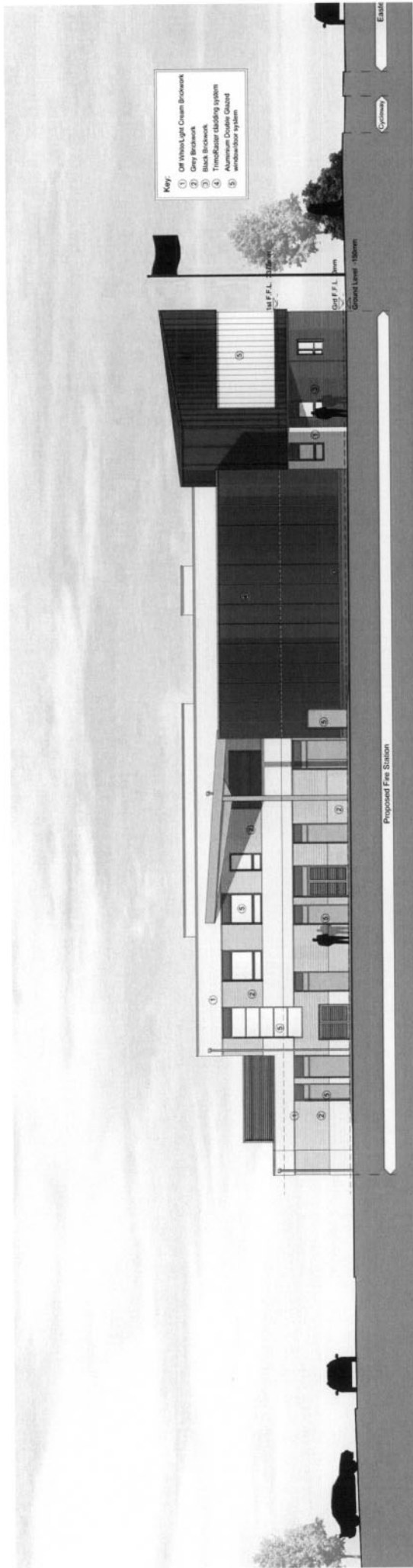
Proposed East Elevation

NWFRS PFI Scheme

**Balfour Beatty**  
Fire and Rescue

Carlisle East Community Fire Station -  
Proposed Elevations  
CE/PB/ARC/301  
Scale @ A3 - 1:200





Proposed South Elevation



Proposed West Elevation

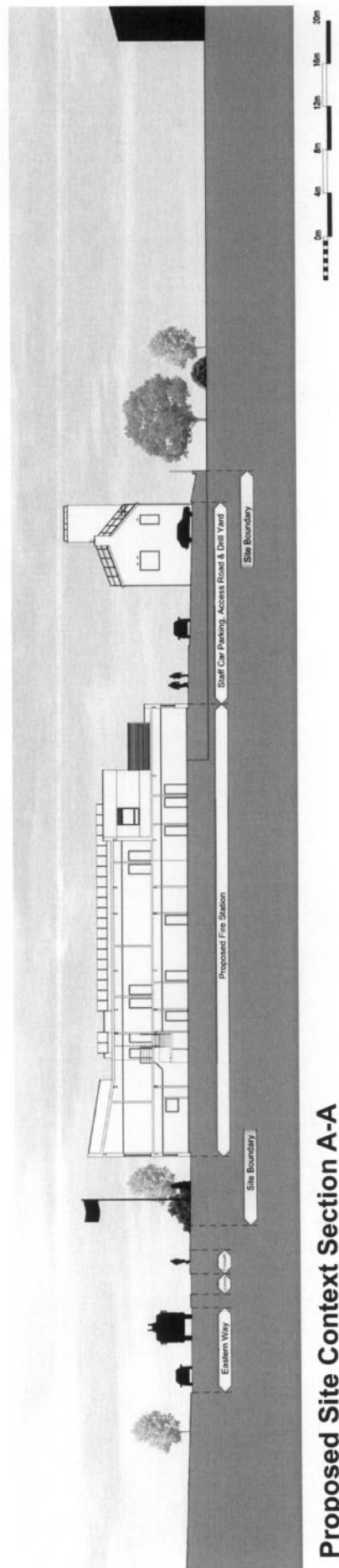
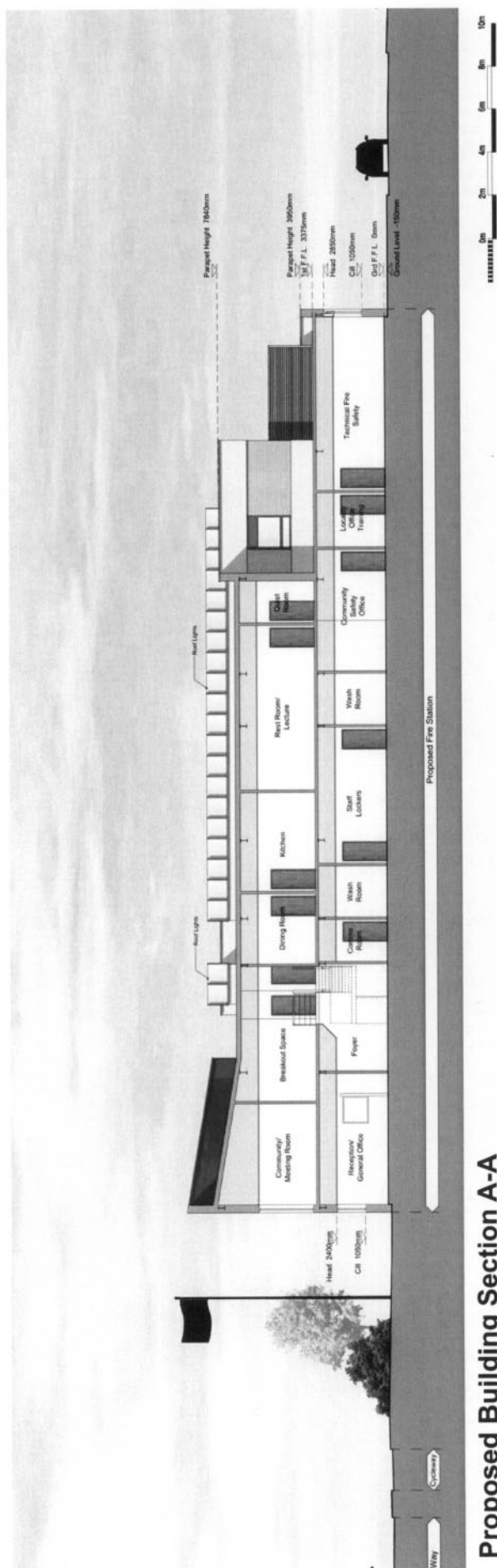


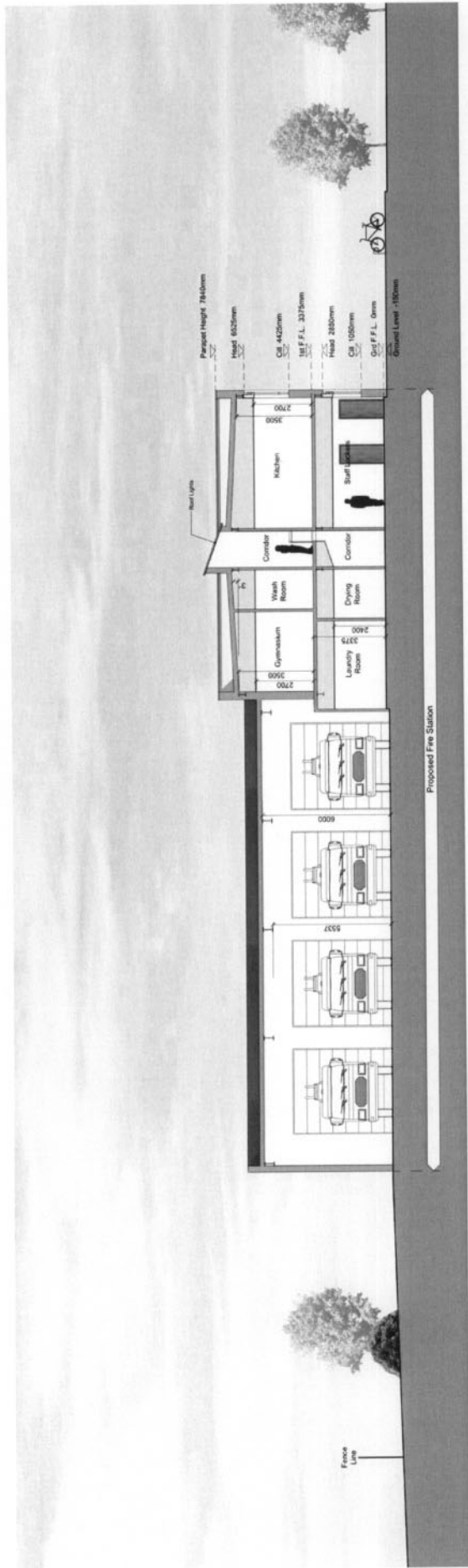
NWFRS PFI Scheme

Carlisle East Community Fire Station -  
Proposed Elevations  
CEP/BA/C2/02  
Issue 2 of 1/1/2022

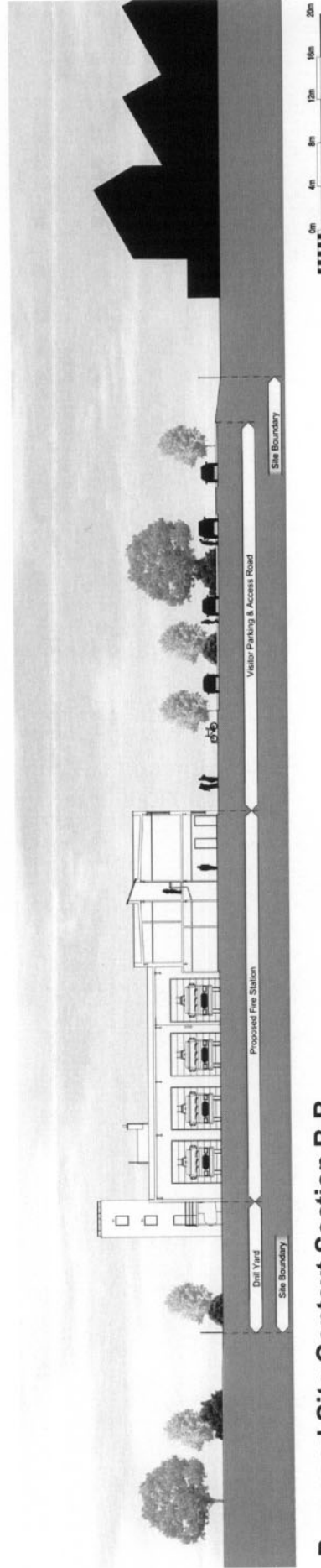


**Balfour Beatty**  
Fire and Rescue





**Proposed Building Section B-B**



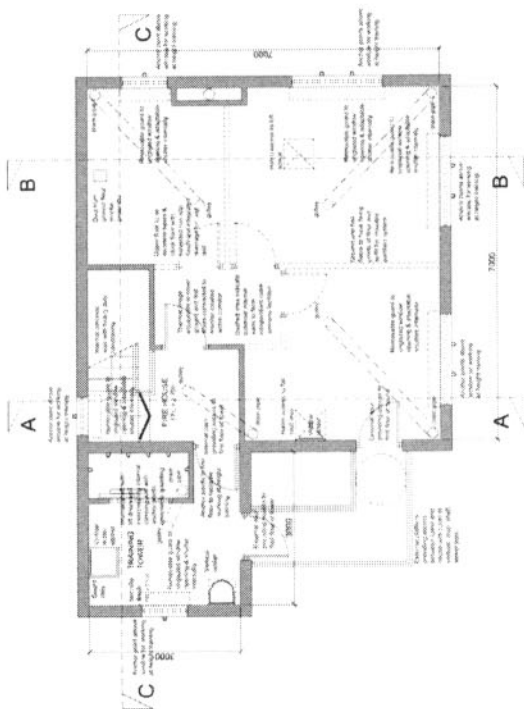
**Proposed Site Context Section B-B**



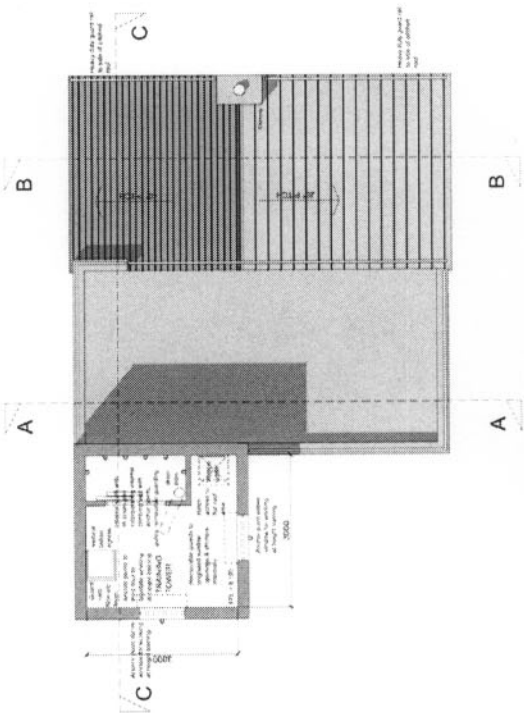
NWFRS PFI Scheme

**Balfour Beatty**  
Fire and Rescue

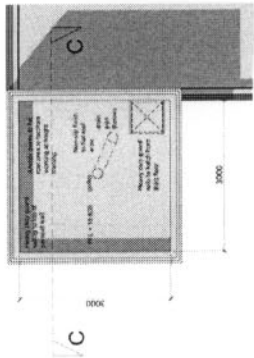
Carlisle East Community Fire Station -  
Proposed Physical Sections  
CPS/BA/02402  
Scale B A3 - 12.2027.1.450



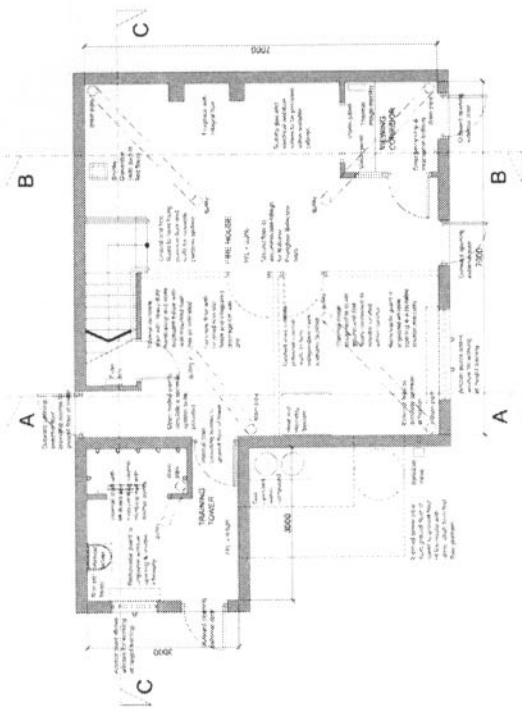
First Floor Plan



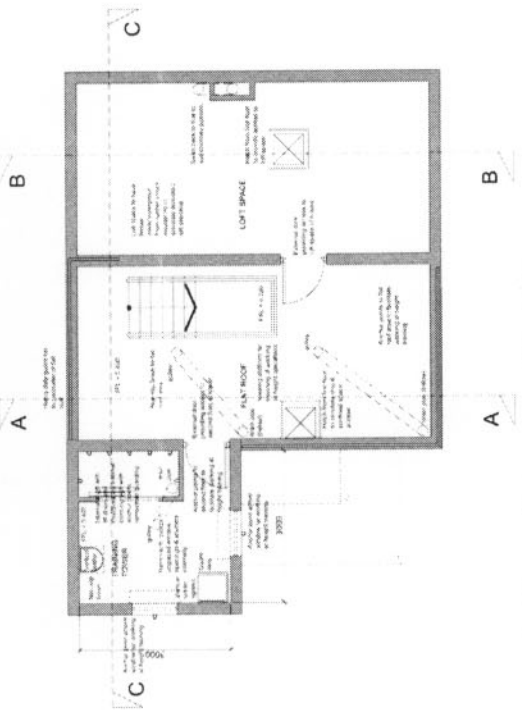
Third Floor / Part Roof Plan



Tower Roof Plan



Ground Floor Plan



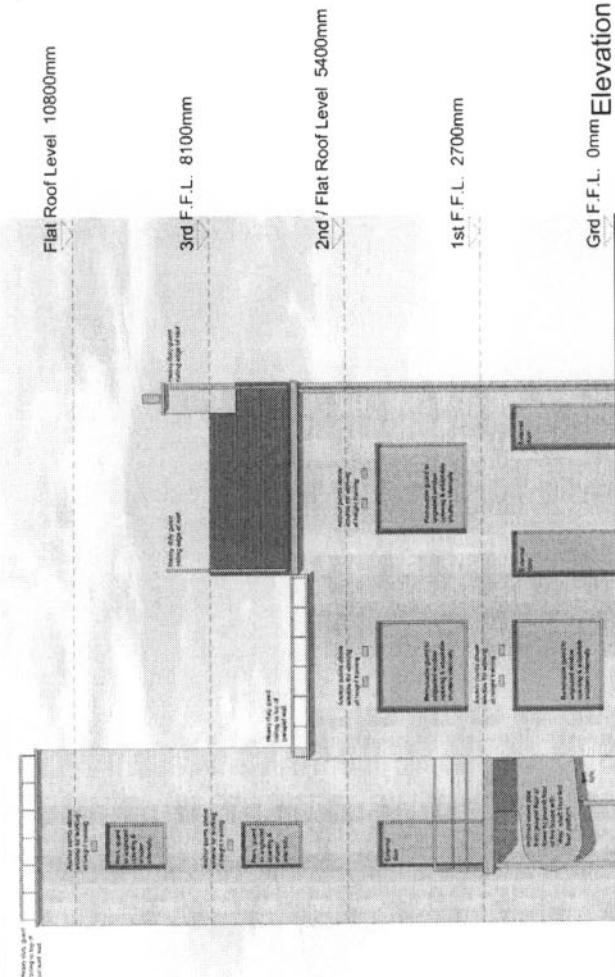
Second Floor / Part Roof Plan



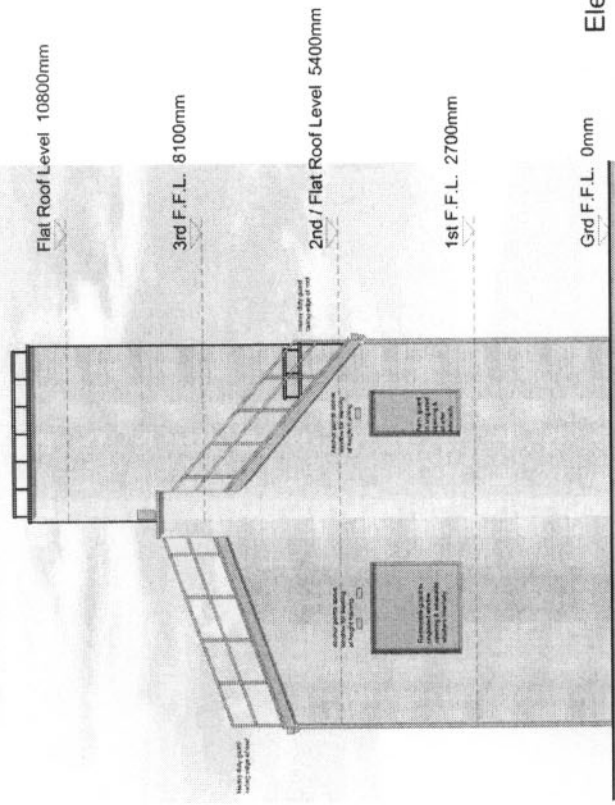
NWFRS PFI Scheme

Cardale East Community Fire Station -  
Proposed Fire House Layouts  
CEFRPACS01  
Scale: 1/100

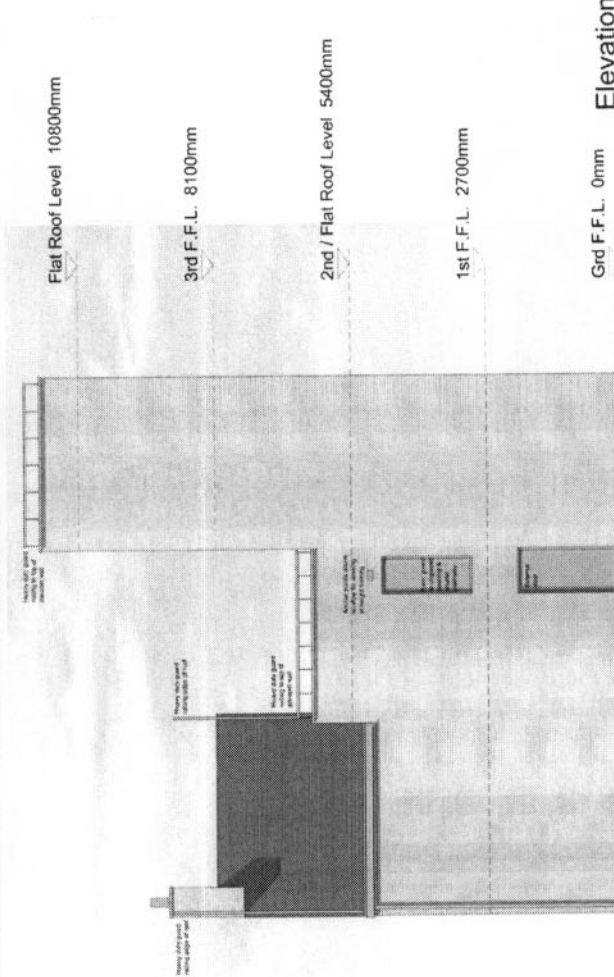
**Balfour Beatty**  
Fire and Rescue



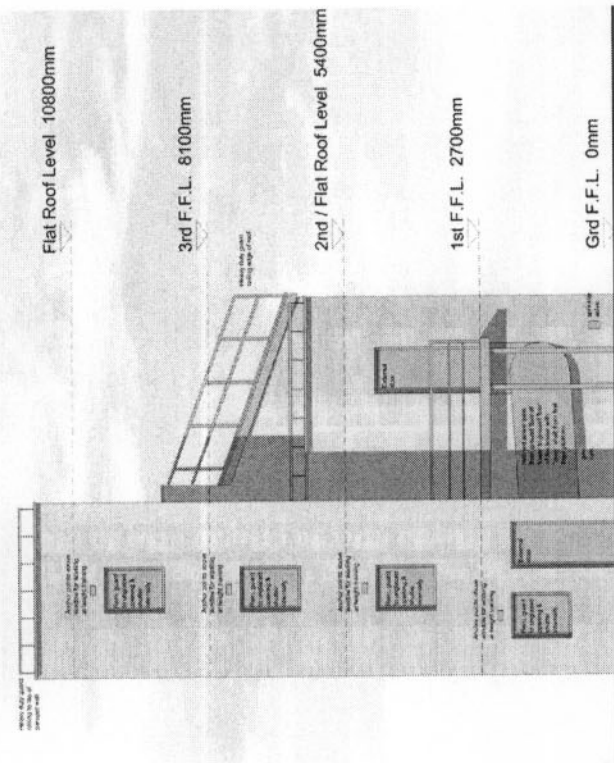
Elevation 1



Elevation 2



Elevation 3



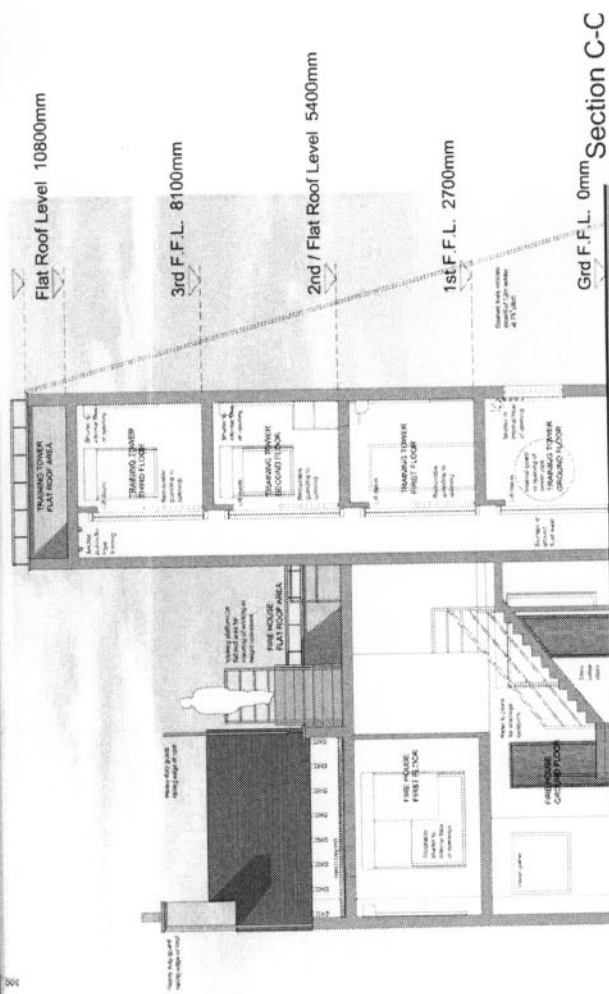
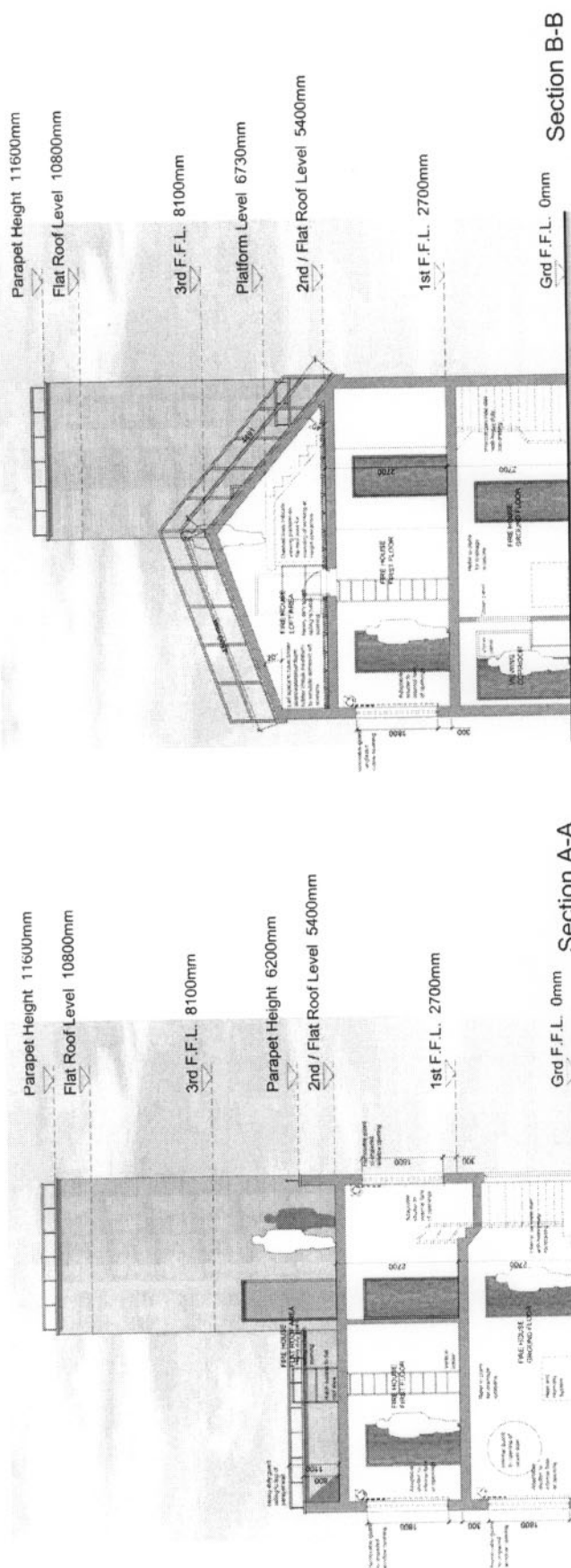
Elevation 4

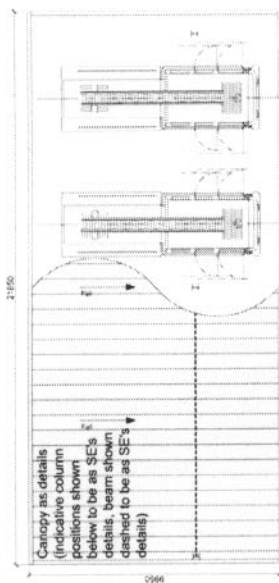


NWFRS PFI Scheme

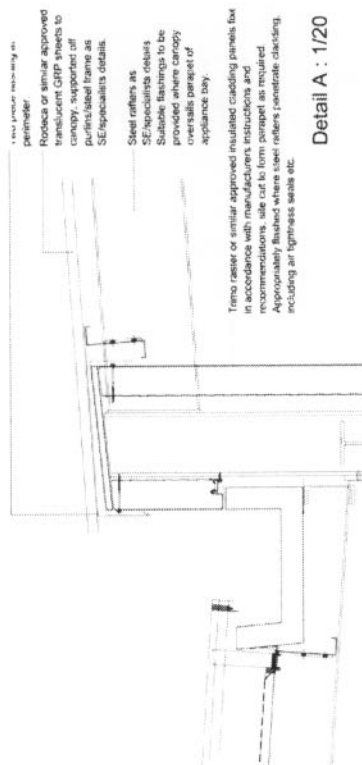
**Balfour Beatty**  
Fire and Rescue

Cedfield East Community Fire Station -  
Proposed Fire House Elevations  
CE/PR/ARC/016  
5/2/2018 12:13:50

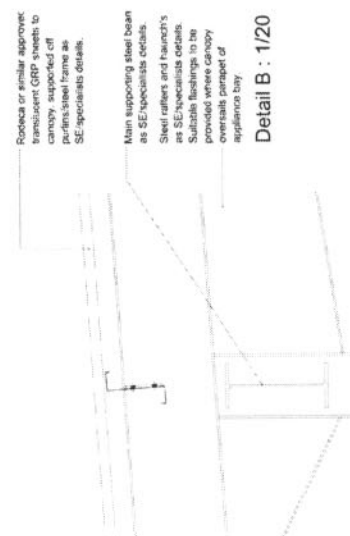




Indicative Canopy Plan : Size A : 21850 x 9950 :  
2 no. : 1/200



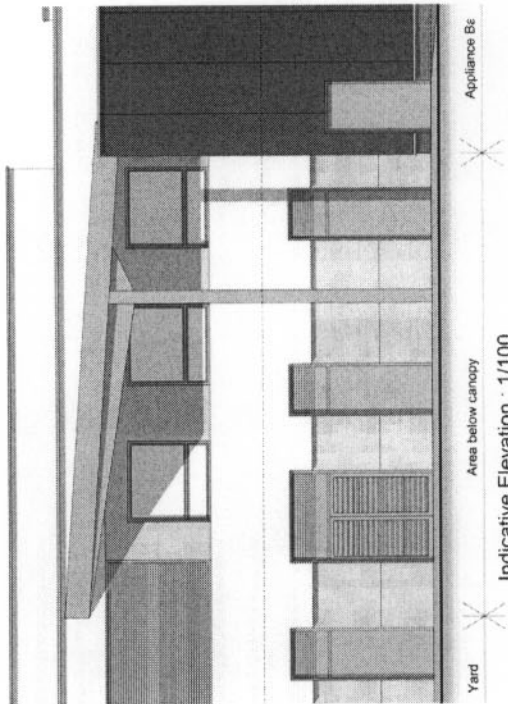
Detail A : 1/20



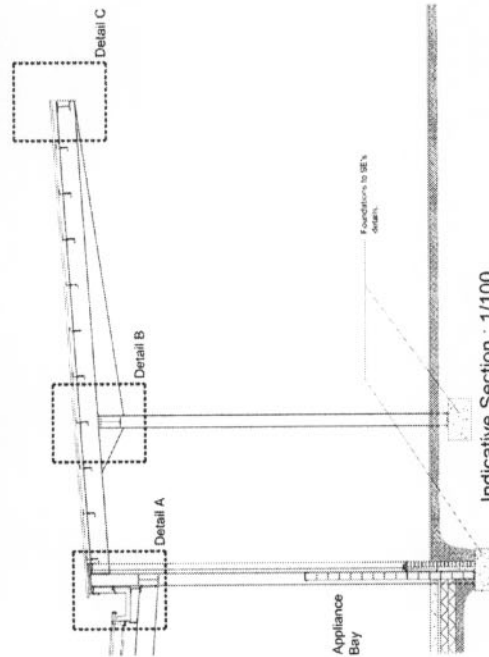
Detail B : 1/20

Rofecta or similar approved translucent GRP sheets to canopy supported off perforated steel frame as SE's specialists details.  
Two piece flashing at perimeter.  
Steel rafters as SE's specialists details.  
Suitable flashings to be provided where canopy overalls parapet of appliance bay.

Detail C : 1/20



Indicative Elevation : 1/100



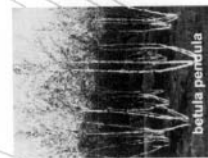
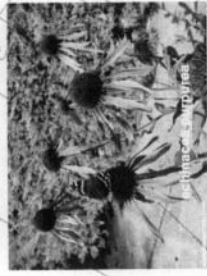
Indicative Section : 1/100



NWFRS PFI Scheme

**Balfour Beatty**  
Fire and Rescue

Cadillac East Community Fire Station -  
Proposed Drill Yard Canopy Details  
CE/PS/ARC/510  
Rev 01 01/10/2020



Edible hedgerow of red, black and white currants. The fruits on these shrubs and trees can be picked and used by the firefighters and community during events

Avenue of fruit trees 3 no. Malus 'Jonagold' and 4 no. Prunus 'Stella', 8 - 10cm

Betula pendula, multi stem 3 no., underplanted with swaths of bulbs (crocus, and grape hyacinth)

Native hedgerow along palladin fence boundary of Crataegus monogyna, Prunus spinosa, Ilex aquifolium, Lonicera periclymenum and Rosa canina. This native planting will help to replace the scrub that is being removed from site during the construction

Amelanchier lamarckii 'Robin Hill', 9 no. at 10-12cm, underplanted with perennials and shrubs such as Bergenia purpurascens, Heuchera 'Palace Purple', Geranium andressii, Viburnum davidii and Hebe pinguifolia 'Pagei' to give year round colour, structure and interest

Sorbus 'Sunshine', 3 no. at 10 - 12cm with yellow berries and good autumn colour

Naturalistic swaths of spring bulbs beneath trees including crocus, grape hyacinth, snowdrop and daffodil

Sorbus 'Cardinal Royal', 3 no. at 10 - 12cm with red berries which are good for birds

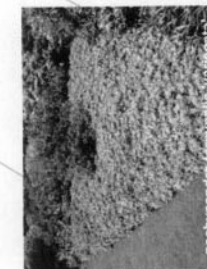
Sorbus aria 'Majestica', 3 no. at 10 - 12cm, has red berries in autumn

Native hedgerow along palladin fence boundary of Crataegus monogyna, Prunus spinosa, Ilex aquifolium, Lonicera periclymenum, Corylus avellana and Rosa canina

Staff seating area surrounded by shrubs such as Cornus alba 'Siberica', Rosa glauca and Hypericum calycinum with 5 no. Betula pendula and 3 no. Sorbus 'Sunshine', at 10-12cm. Use of native shrubs and fruiting trees will provide habitats and food for wildlife

Fence at front of site to be screened with Pyracantha (with different colour berries) with swaths of spring bulbs at the front, mirroring those on the other side of Eastern Way

KEY - HARD SURFACING	
	Concrete flags 400x400mm
	Concrete flags 600x600mm
	Self binding gravel
	Concrete surfacing
	Resin bound gravel
	Paladin fencing
	Curved metal seating
	Metal bicycle stands
KEY - PLANTING	
	Grassed areas
	Area of bulb planting
	Area of shrubs
	Proposed trees
	Proposed large shrub

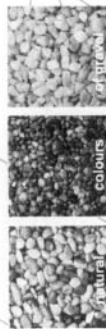


pachysandra terminalis 'Violetta'





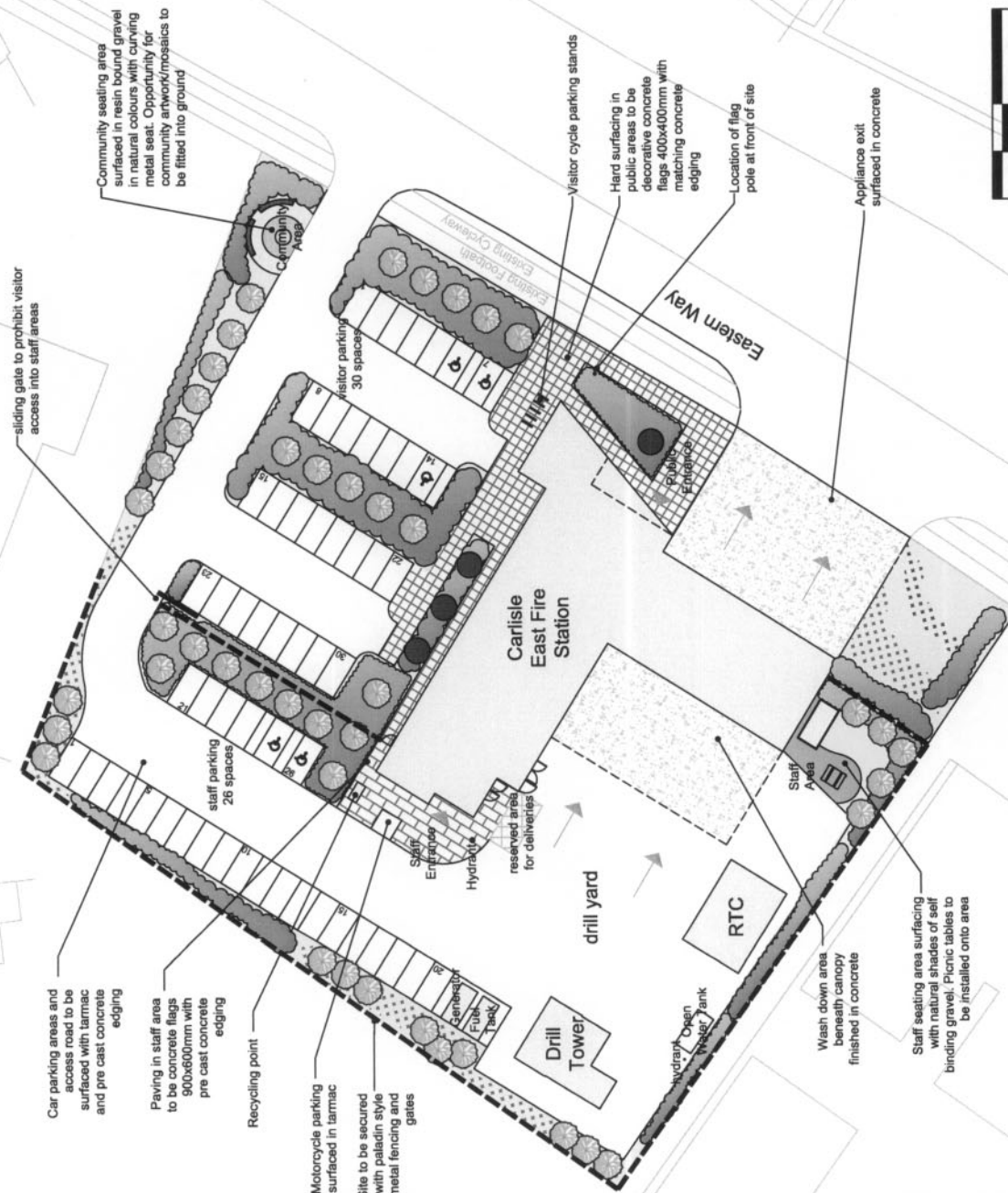
curving resin bound gravel surfacing



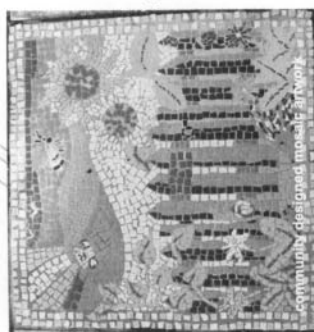
colours

natural

KEY - HARD SURFACING	
	Concrete flags 400x400mm
	Concrete flags 600x900mm
	Self binding gravel
	Concrete surfacing
	Resin bound gravel
	Paladin fencing
	Curved metal seating
	Metal bicycle stands
KEY - PLANTING	
	Grassed areas
	Area of bulb planting
	Area of shrubs
	Proposed trees
	Proposed large shrub



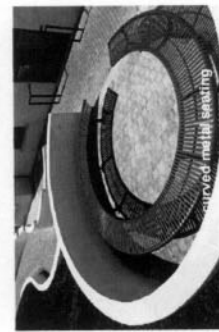
concrete paving



community designed mosaic artwork



paladin fencing



curved metal seating

## SCHEDULE A: Applications with Recommendation

10/0167

Item No: 12

Date of Committee: 11/06/2010

**Appn Ref No:**  
10/0167

**Applicant:**  
Geoff Robinson Joinery  
and Building Contractor  
LTD

**Parish:**  
Hethersgill

**Date of Receipt:**  
19/03/2010

**Agent:**  
Mr Rodney Jeremiah

**Ward:**  
Lyne

**Location:**  
Castanea, Kirklington, CA6 6DX

**Grid Reference:**  
346705 566931

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**Proposal:** Extension To Existing Workshop (Revised Application)

**Amendment:**

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### REPORT

**Case Officer:** Richard Maunsell

### Reason for Determination by Committee:

This application is brought for determination by Members of the Development Control Committee due to objections that have been received from Hethersgill Parish Council.

### 1. Constraints and Planning Policies

Local Plan Pol CP1 - Landscape Character

Local Plan Pol CP5 - Design

Local Plan Pol CP6 - Residential Amenity

Local Plan Pol EC11 - Rural Diversification

Local Plan Pol T1- Parking Guidelines for Development

### 2. Summary of Consultation Responses

**Cumbria County Council - (Highway Authority):** no objection; and

**Hethersgill Parish Council:** the revised proposed workshop extension continues a building line that is adjacent to the boundary of a regularly used farm track. The farm track gate provides a safe stopping point for farm tractors entering and exiting the track.

The users of the track at present have a reasonable site line to the road either side of the present workshop. Whilst the revised application shows the building line to be about 0.5m behind the gateway, this will continue to compromise the driver site line.

The estimated distance between the driver in a tractor cab and the edge of the road when carrying a circular bale of hay would be about 5.2m. Whilst this appears to match the distance proposed for “extension to road” there is no margin for error. The Council continues to take the view that the extension should be at least 1.5m back for the gateway to create a necessary a safety margin.

The Council has requested that regular maintenance of the trees and hedges is conditioned in order to maintain vision within the site lines.

The Council has a duty to consider the impact of the proposal on community safety – in this case the safety of road users.

Drivers often drive too fast for the road type which is a mixture of sharp bends and straights in the vicinity of Castanea. Farmers exiting their premises/ fields have to be vigilant especially when using tractors having front end loaders with bales. This is particularly so from the farm track described.

The Parish Council wants to ensure that its warnings in regard to road safety in the vicinity of Castanea are acknowledged. There is a real fear of an accident occurring if the risk consequential to the development of the extension is not reduced.

It remains firmly of the view that a further reduction in length of the proposed workshop extension is necessary. If this is undertaken, together with the continued management of hedges and trees as proposed, serious risk of an accident will be reduced.

### **3. Summary of Representations**

#### **Representations Received**

Initial:	Consulted:	Reply Type:
3 Old School House National Farmers Union	22/03/10	Comment Only

- 3.1 This application has been advertised by means of a site notice and direct notification to the occupier of the neighbouring property. At the time of writing this report, one letter of objection has been submitted by the National Farmers Union on behalf of a local resident. The main issues raised are

summarised as follows:

1. the farm track adjacent to the proposed extension is heavily used by farm machinery. There is currently a restricted line of site and the proposed extension will worsen the situation, particularly when bails are loaded on the front of the tractor;
2. the road has many vehicles travelling at too high a speed for the type of road. There are concerns that the risk of accidents would be increased if the development goes ahead.

#### **4. Planning History**

- 4.1 Planning permission was granted in 1985 for the conversion of an existing canteen to form 1no. industrial unit.
- 4.2 In 1985, planning consent was granted for the conversion of an existing canteen to a dwelling with a garage.
- 4.3 Planning permission was granted in 1992 for the erection of a replacement joinery workshop and dwelling.
- 4.4 In 1998, planning consent was granted for the temporary siting of a static caravan.
- 4.5 An application for planning permission was submitted in 2009 for an extension to the existing workshop but was withdrawn prior to determination.
- 4.6 A revised application for planning consent was submitted later in 2009 for an extension to the existing workshop but was also withdrawn prior to determination.

#### **5. Details of Proposal/Officer Appraisal**

##### **Introduction**

- 5.1 The application seeks "Full" Planning permission for a workshop extension at Castanea, Kirklington, Carlisle. The site is located approximately 1.1 kilometres (0.68 miles) west of Hethersgill and 3 kilometres (1.86 miles) north-east of Smithfield. It is immediately adjacent to the County highway linking both villages. There are neighbouring residential properties located adjacent to the highway, the closest of which is 3 Old School House located 31 metres to the east of the application site. Otherwise, there is open countryside to the north, south and west. Immediately to the west of the site is a farm track, the access to which is positioned adjacent to the proposed building.
- 5.2 The site comprises a detached two storey dwelling set back 13.8 metres from the highway. The property is finished from render with stone detail under a

slate roof. Within its large curtilage, is a single storey outbuilding to the west that is attached to the property by means of a link building. These structures are constructed from render under a profile sheeted roof and is used as part of the applicant's joinery and construction business.

- 5.3 The application seeks planning consent to enlarge the workshop building by means of an extension to the front gable. The extension would project outwards by 7.4 metres and measure 6.5 metres in width. The gable to be formed would be between 4.5 metres and 5.2 metres from the highway edge. The height to the eaves would measure 2.4 metres and the height to the ridge would measure 4.7 metres. The extension would be finished from materials to match those of the existing building.

## **Background**

- 5.4 This application is a revision to the two previously submitted proposals. These applications were broadly similar to that now proposed; however, under these submissions the building would have projected closer to the carriageway edge (2.5 and 2.7 metres respectively). Despite no objections having been received from the Highway Authority, the applicant withdrew these applications to submit revised proposals aimed at addressing the Parish Council's highway safety concerns.

## **Assessment**

- 5.5 The relevant planning policies against which the application is required to be assessed are Policies CP1, CP5, CP6, EC11 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues.

### **1. Whether The Proposal Is Appropriate To The Site**

- 5.6 The principle of the use on the site is clearly established through the historical use of the building and adjacent land as a joiner's workshop. The proposed extension would enlarge the existing footprint of the building from 139 square metres to 187 square metres which represents a 34% increase. The development would occupy land within the curtilage of the property that is currently used to store machinery and materials. Planning policies allow for extensions to existing premises subject to consideration against the relevant criteria. The increase in footprint of the building would be significant but proportionate to the existing building and the overall use of the site. Planning policies are generally aimed at supporting rural employment.

### **2. Scale And Design**

- 5.7 The proposed extension would alter the character and appearance of the building; however, the extension would be to the front and the scale and use of materials would reflect the overall existing aesthetic appearance of the building and the group of which it is a part. Given the scale of the curtilage and the relationship to the adjacent properties, the scale and footprint of the proposal would not detract from the character or appearance of the area.

### 3. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 5.8 The nearest residential property is approximately 31 metres to the east of the application site and 57 metres from the proposed extension. The development would be visible from the neighbouring properties but loss of a view is not a material planning consideration. Due to the siting, scale and design of the extension, the development will not adversely affect the living conditions of the occupiers of the neighbouring properties by virtue of unreasonable loss of light, loss of privacy or over-dominance.

### 4. Highway Matters

- 5.9 The Parish Council has lodged concerns regarding the implications of the development on highway safety, particularly with regard to farm vehicles exiting the lonning immediately adjacent to the western boundary. The Parish Council is further concerned that the speed limit is often exceeded on the adjacent road and maintain that there is a real risk of an accident occurring due to the reduced visibility for the farmer operating a vehicle emerging from the adjacent access. To address the problem as seen by its members, the Parish Council require a further reduction in the depth of the extension i.e. stepping it further back from the highway. These views are, similarly, reflected in the comments received from the National Farmers Union on behalf of their member who uses the adjacent agricultural access.
- 5.10 The Highway Authority has assessed the proposal and Officers have visited the site previously with the farmer who uses the access, to assess the impact of the proposed development on the existing visibility and highway safety grounds. The Highway Authority has formally responded and raised no objection to this current proposal. No objection was, likewise, raised to the previous application submitted late in 2009 where the footprint of the building would have been closer to the highway than the current proposal. The applicant withdrew the application in order to further reduce the depth of the extension and to maintain greater visibility and has done so.
- 5.11 Thus, whilst the extension would project forward of the existing building, the Highway Authority has assessed the proposal and is of the opinion that sufficient visibility will be retained. Any breach of the speed limit applicable to users of the highway is an enforcement matter for Cumbria Constabulary.
- 5.12 The applicant has indicated on the submitted documents that the hedgerow would be maintained at a height of 1.5 metres and the lower branches of the chestnut tree that is located within the applicant's curtilage, 27.2 metres east of the existing access to the field, would be removed to a height of 2 metres above ground level. This would maintain a view from the agricultural access when looking towards Hethersgill. It would be appropriate to impose a planning condition to ensure that this remains the case in perpetuity.

### Conclusion

- 5.13 In overall terms, the use is already established on the site and whilst the

extension would increase the workshop by just over a third in area, it would not be disproportionate or discordant. The proposal would not adversely affect the living conditions of adjacent properties by poor design, unreasonable overlooking or unreasonable loss of daylight or sunlight. The scale and design of the alterations are acceptable.

- 5.14 Significant highway safety concerns have been raised by the Parish Council and by the NFU on behalf of a resident using the agricultural access. These issues have been considered and no objection has been raised by the Highway Authority. In all aspects the proposal is compliant with the objectives of the relevant Local Plan policies subject to the imposition of appropriate conditions.

## **6. Human Rights Act 1998**

- 6.1 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:

**Article 6** bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

**Article 7** provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;

**Article 8** recognises the "Right To Respect for Private and Family Life";

- 6.2 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need;

- 6.3 Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

## **7. 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 section of hedgerow along the northern boundary to the north of the proposed extension shall be maintained at a height no greater than 1.5 metres from ground level; and no branches of the Chestnut tree shall protrude below two metres as measured from the existing ground level in accordance with details in the Design and Access Statement received on 22 February 2010 and drawing number 1129-4 received on 22 February 2010.

**Reason:** To maintain the visibility splays in the interests of highway safety and in accordance with the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

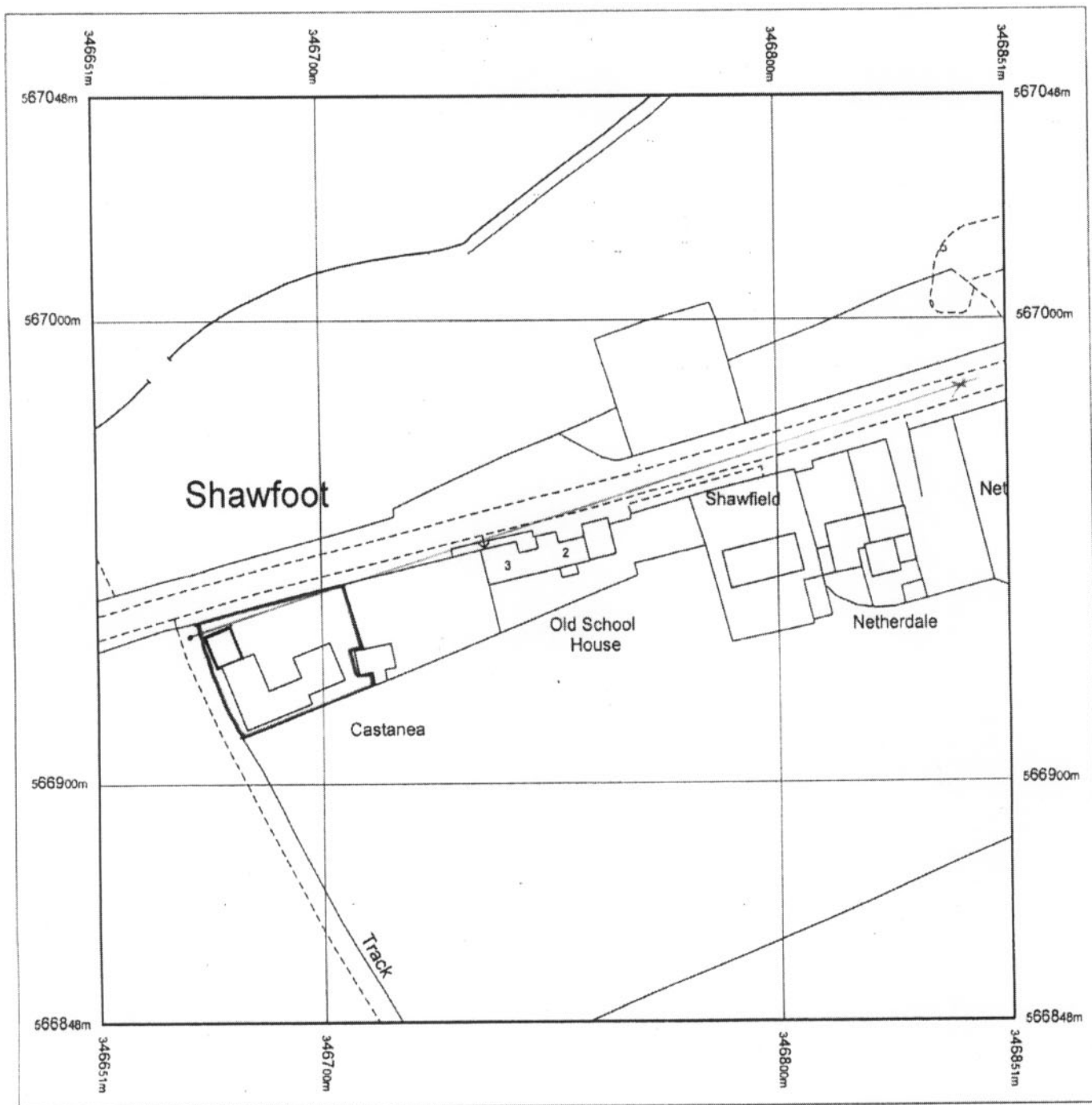
3. The approved documents for this planning consent shall comprise:

1. the submitted planning application form;
2. drawing number 1129-3;
3. drawing number 1129-4;
4. drawing number 1129-5;
5. the decision notice;

any such variation as is approved in writing by the local planning authority.

**Reason:** For the avoidance of doubt and to ensure compliance with the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

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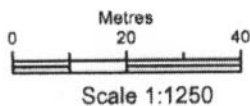
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

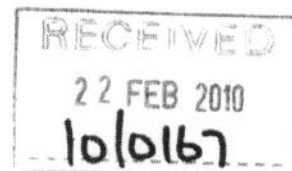
Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500, 1:10000.

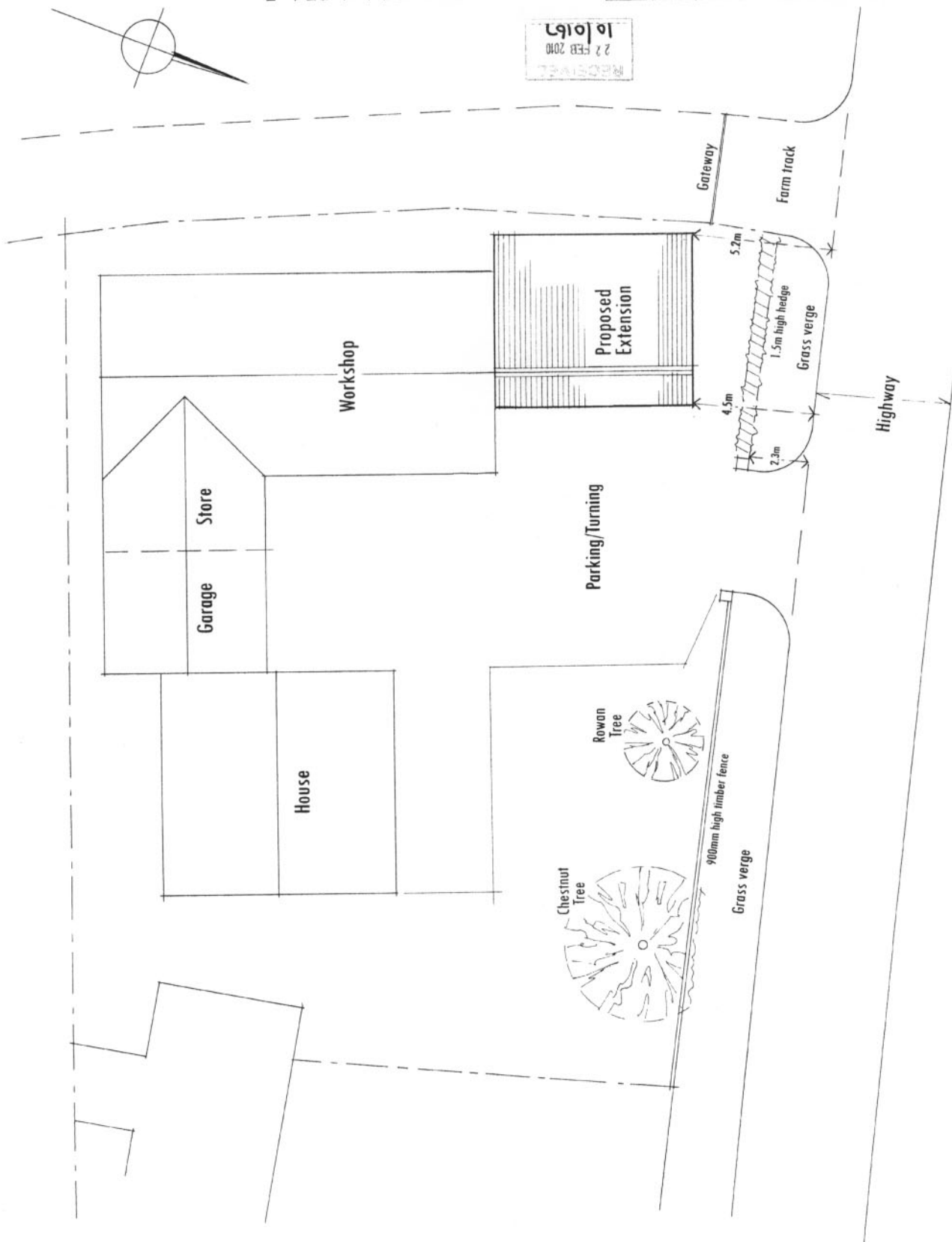


Supplied by: **Blackwell M and D C**  
Serial number: 00267100  
Centre coordinates: 346750.75 566948.5

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[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

1129-5





# NOTES.

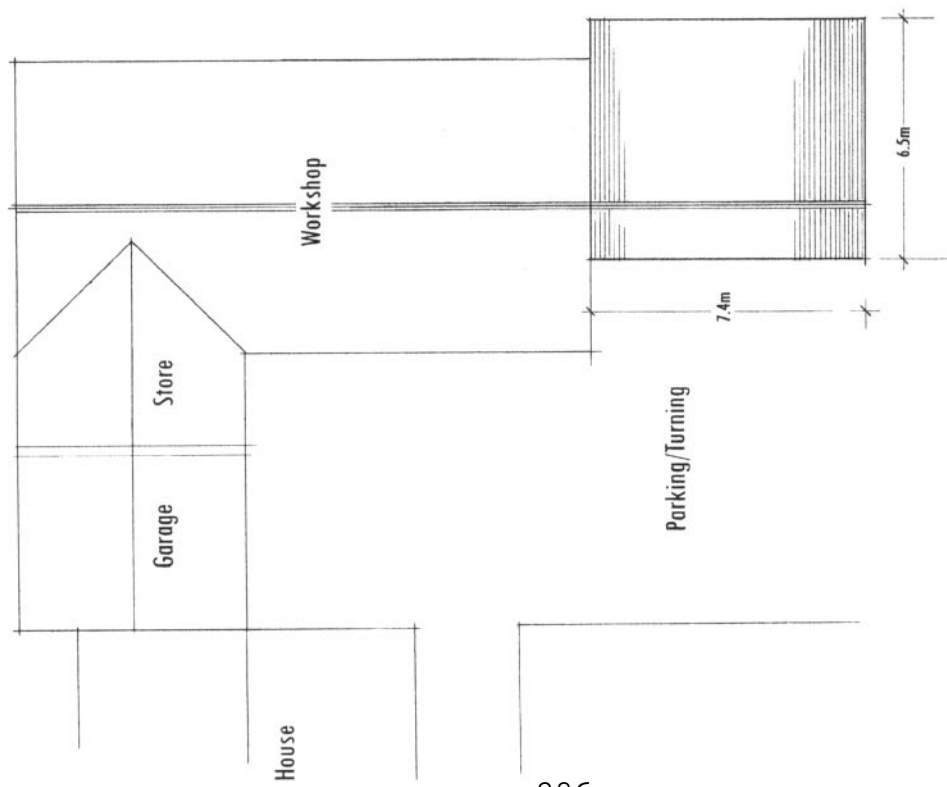
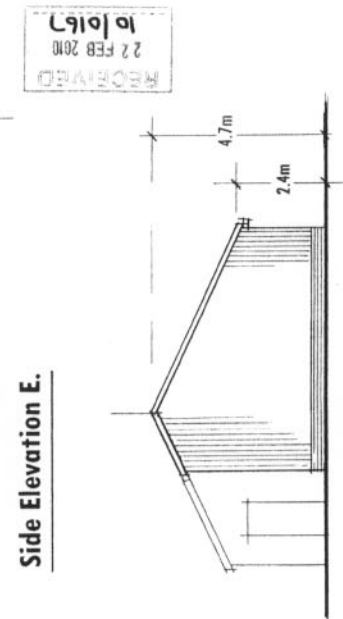
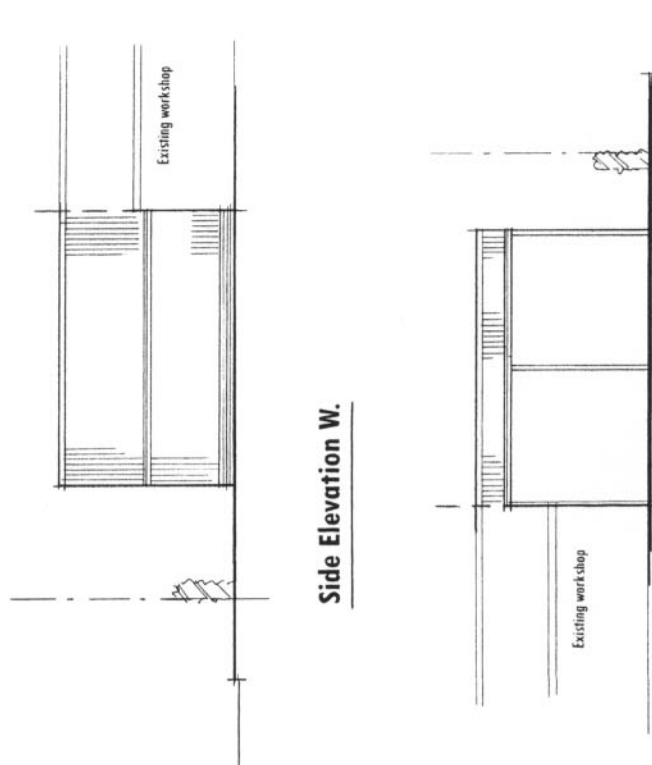
The existing hedge fronting the new extension to be trimmed to a max height of 1.5m. (As boundary fence with farm track).

The existing Rowan tree to be removed.

The existing Chestnut tree to be trimmed back to the line of the existing 900mm high timber fence and the lower branches trimmed to a height of 1.8m.

The above to allow a clear sight line along the highway to the east as seen from a tractor exiting the farm gateway.

Title <b>CASTANAE</b> Kirklington.			
Project <b>Workshop Extension</b>			
Drawing <b>Site Plan</b>			
Dwg. No. 1129-4	Scale 1:100	Date 18.2.2010.	
Amendments Orig. Amended 18.2.2010. Extension reduced in area.			
Rodney Jeremiah Architectural Services Hirsthead, Penton, Carlisle, CA6 5QH Tel. 01228 577434 E mail rodneyjeremiah@btinternet.com			



**SCHEDULE**  
Construct an extension to the existing Workshop as shown and.

**ROOF**  
Composite roof sheets to match the existing on timber purlins on a steel portal frame having 2 No. bays, each of 4m.

**WALLS**  
The upper sections to have box profile steel sheets on timber side rails. The lower section to be 150mm concrete blocks, rendered rough cast.

**FLOOR**  
The floor remains as the existing 100mm thick concrete.

**DRAINAGE**  
New RW gutters to be directed to the existing field drain system.

**NOTE**  
The front (E) elevation to remain open as shown. Extension to be used for vehicle parking and building materials storage.

Title <b>CASTANAE</b> Kirklington.			
Project <b>Workshop Extension</b>			
Drawing <b>Plan View and Elevations</b>			
Dwg. No. 1129-3	Scale 1:100	Date 18.2.2010.	
Amendments Orig. Amended 18.2.2010. Extension reduced in area.			
Rodney Jeremiah - Architectural Services Pentons Road, Penton, Garside, GAG 5QH Tel: 01228 517434 Email: rodneyjeremiah@btinternet.com			

## SCHEDULE A: Applications with Recommendation

10/0420

Item No: 13

Date of Committee: 11/06/2010

**Appn Ref No:**  
10/0420

**Applicant:**  
Mr Paul Miles

**Parish:**  
Carlisle

**Date of Receipt:**  
14/05/2010

**Agent:**

**Ward:**  
Yewdale

**Location:**  
45 Housesteads Road, Carlisle, CA2 7XG

**Grid Reference:**  
336734 555290

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**Proposal:** Erection Of First Floor Extension Above Existing Dining Room To  
Provide Bedroom

**Amendment:**

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### REPORT

**Case Officer:** Suzanne Edgar

### Reason for Determination by Committee:

This application has been reported to Members because the applicant is related to an employee of Carlisle City Council.

### 1. Constraints and Planning Policies

Local Plan Pol CP5 - Design

Local Plan Pol CP6 - Residential Amenity

Local Plan Pol H11 - Extns to Existing Resid. Premises

### 2. Summary of Consultation Responses

**Cumbria County Council - (Highway Authority):** Comments awaited;

**Local Environment - Environmental Protection (former Comm Env Services-Env Quality):** Comments awaited.

### 3. Summary of Representations

## Representations Received

Initial:	Consulted:	Reply Type:
43 Housesteads Road	18/05/10	
47 Housesteads Road	18/05/10	
80 Housesteads Road	18/05/10	
21 Gosforth Road	18/05/10	

- 3.1 This application has been advertised by means of notification letters sent to four neighbouring properties. At the time of preparing this report no verbal or written representations have been received. The consultation period expires on the 8th June 2010.

## 4. Planning History

- 4.1 In 1992, under application 92/0035, full planning permission was granted for erection of a two storey side extension to provide a garage, extended kitchen and playroom.

## 5. Details of Proposal/Officer Appraisal

### Introduction

- 5.1 Number 45 Housesteads Road is a two storey semi-detached dwelling located on the eastern side of Housesteads Road. The property is constructed from bricks walls under a tiled roof. The front boundaries of the property are open plan and the rear boundaries are delineated by timber fencing ranging from 900mm to 1800mm high. The application site is surrounded by residential properties to the north, east, south and west.

### Background

- 5.2 The application seeks Full Planning Permission for the erection of a first floor extension above an existing dining and utility room on the northern side of the property. The extension would be 2.4 metres wide, 6.7 metres in length and will provide a total height of 7.35 metres. The extension will be constructed from materials to match those of the existing property.

### Assessment

- 5.3 The relevant planning policies against which the application is required to be assessed are Policies CP5, CP6 and H11 of the Carlisle District Local Plan 2001-2016.
- 5.4 The proposals raise the following issues:
1. The Impact Of The Proposal On the Living Conditions of Neighbouring Residents

- 5.5 The proposed development will only have windows located in the front and rear elevations. The property situated to the north of the application site has one first floor window in the gable facing the application site however this serves a landing. Given the scale and design of the proposal as well as the orientation of the application site it is considered that the proposal would not adversely affect the living conditions of occupiers of neighbouring properties on the basis of loss of light, over dominance or over looking.

## 2. Whether The Proposal Is Appropriate To The Dwelling

- 5.6 The scale and height of the proposed extension is comparable to the existing property. The extension would be constructed from materials which would correspond with the existing dwelling, and would employ similar detailing. Accordingly, it is considered that the proposed development would complement the existing dwelling in terms of design and materials to be used.

## 3. Other Matters

- 5.7 Members should also be aware that although the applicant is related to an employee of the City Council he has not been involved in the determination of the application outside of his role as applicant.

## Conclusion

- 5.8 In overall terms, the scale, siting and design of the proposal is acceptable in relation to the site and the surrounding properties. The living conditions of neighbouring properties would not be compromised through unreasonable loss of light, over looking or over dominance.
- 5.9 Subject to the receipt of satisfactory observations from the consultation process, the recommendation is approval, as it is considered that the proposal is compliant with the objectives of the adopted Local Plan policies.

## 6. Human Rights Act 1998

- 6.1 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:

**Article 6** bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

**Article 7** provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;

**Article 8** recognises the "Right To Respect for Private and Family Life";

- 6.2 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need;
- 6.3 Articles 1/6/8 of the Human Rights are relevant to this application and should be considered when a decision is made. Members are advised that for the reasons identified in the report the impact of the development in these respects will be minimal and the separate rights of individuals under this legislation will not be prejudiced.

## **7. 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no additional windows shall be inserted on the north elevation without the prior consent of the local planning authority.

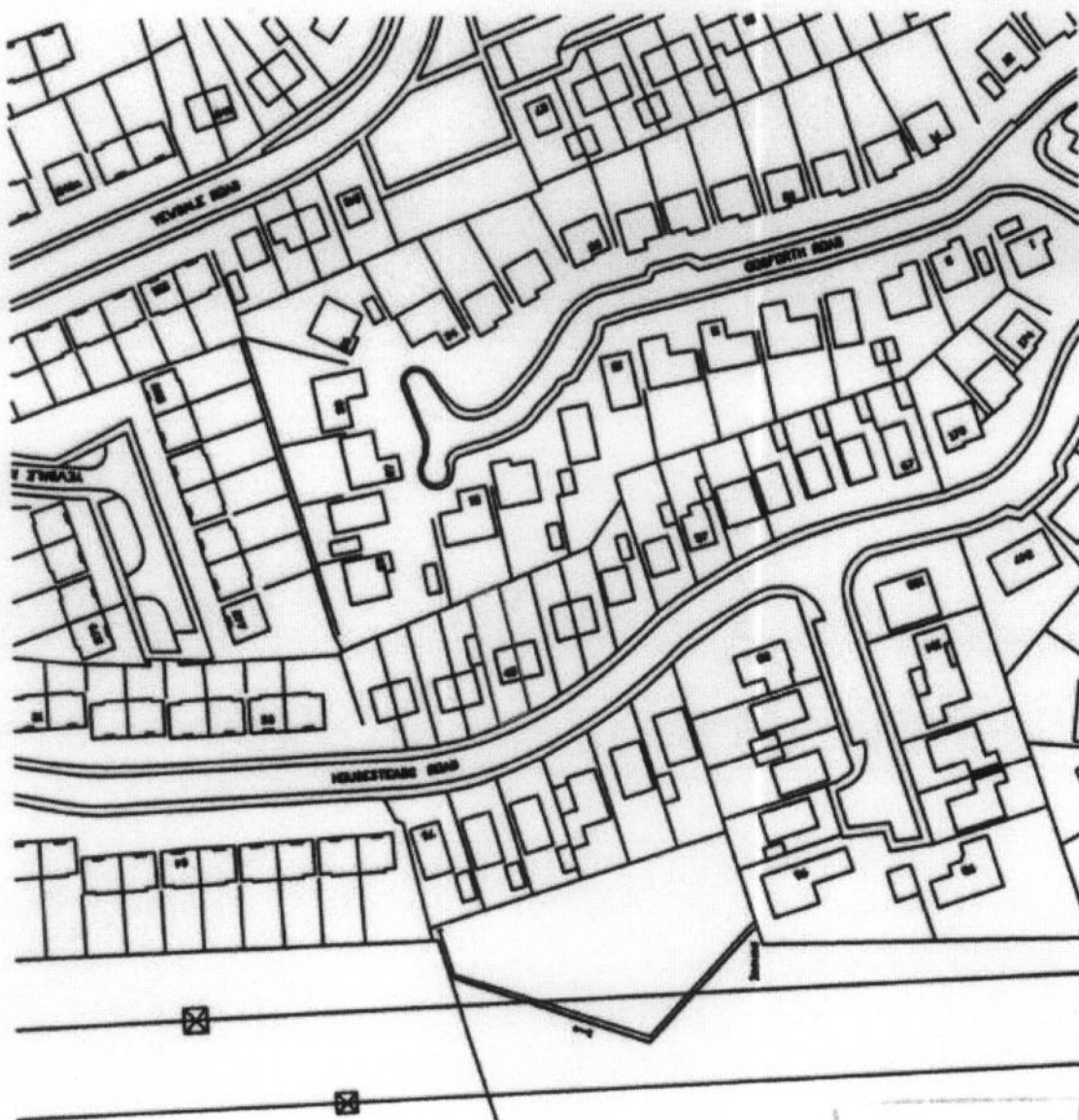
**Reason:** In order to protect the privacy and amenities of residents in close proximity to the site and to ensure compliance with Policy H11 of the Carlisle District Local Plan 2001-2016.

3. The approved documents for this planning permission comprise:

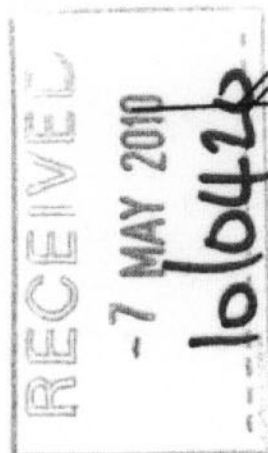
1. the submitted planning application form;
2. the Existing Plans and Elevations [Drawing Number 1/3];
3. the Proposed First Floor And Elevations [Drawing Number 2/3];
4. the Block Plan [Drawing Number 3/3].
5. the Notice of Decision;
6. any such variation as is approved in writing by the local planning authority.

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

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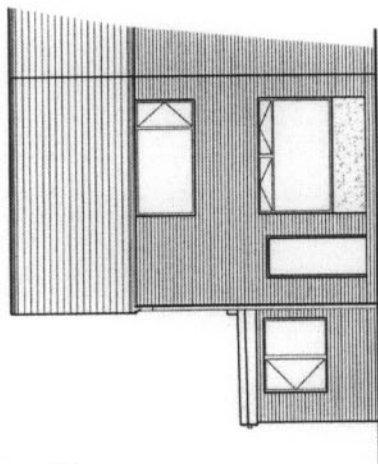


**location  
plan**

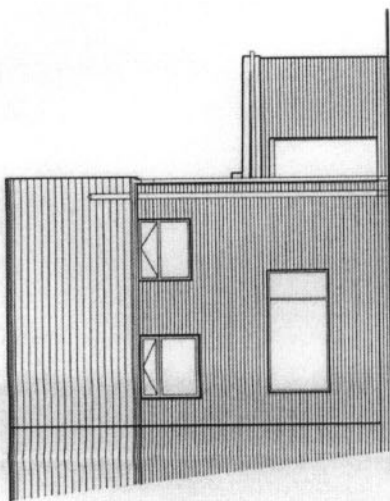




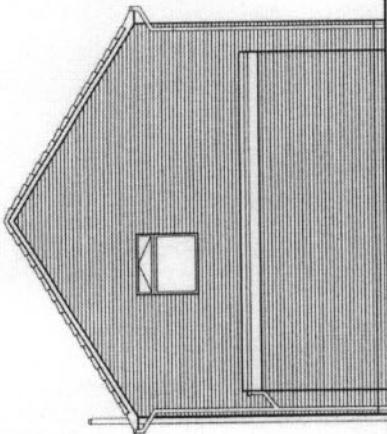
Existing Materials  
 House Walls: Bronze Brickwork to all elevations  
 Garage Walls: Bronze Brickwork to all elevations  
 House Roof: Grey concrete tiles to all elevations  
 Extension Roof: Flat felt roof  
 Windows: White upvc to all elevations  
 Doors: White upvc to all elevations  
 Gutters: White Plastic to all elevations  
 Fascias and Soffits: White plastic to all elevations



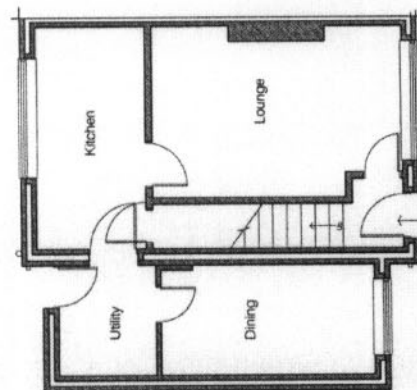
**front elevation**



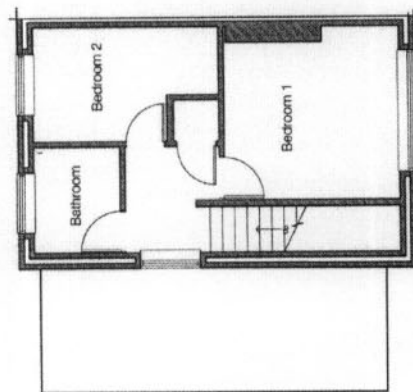
**rear elevation**



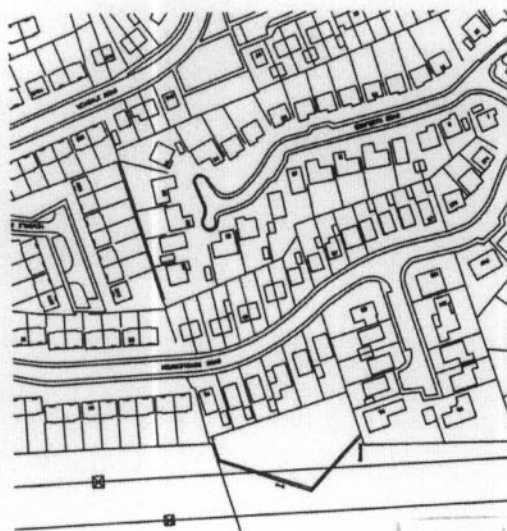
**side elevation**



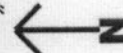
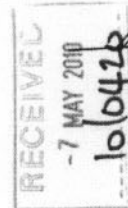
**ground floor plan**



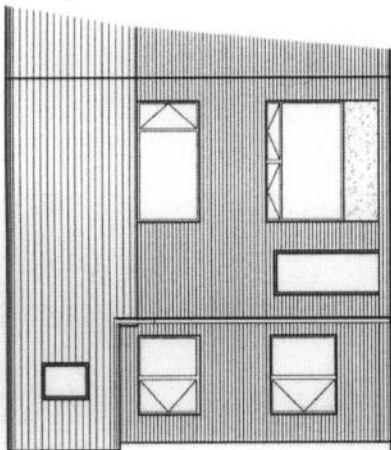
**first floor plan**



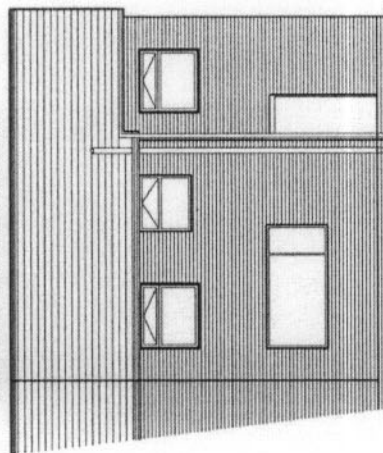
**location plan**



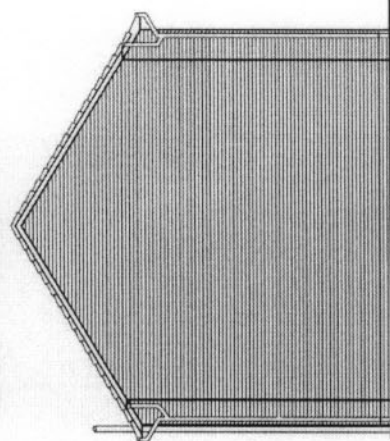
45 Housesteads Road, Carlisle, First Floor Extension  
 Existing Plans and Elevations  
 1:100 & 1:2500  
 Dwg No: 1/3



**front elevation**

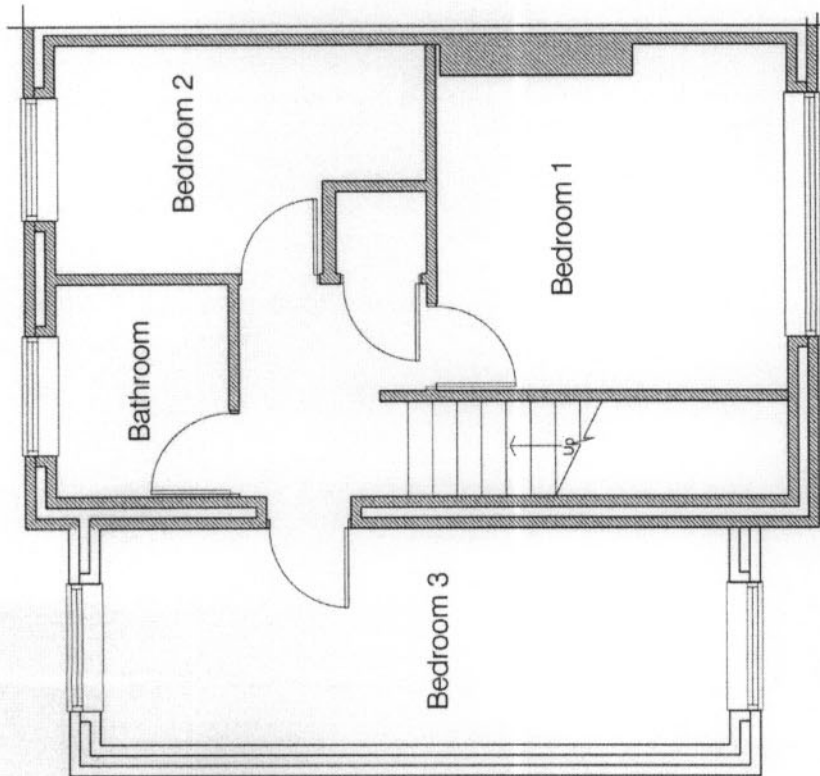


**rear elevation**



**side elevation**

Proposed Materials of Extension  
 Walls: Bronze Brickwork to all elevations to match existing  
 Roof: Grey roof tiles to all elevations to match existing  
 Windows: White upvc to all elevations to match existing  
 Gutters: White plastic to all elevations to match existing  
 Downpipes: White plastic to all elevations to match existing  
 Fascias & Soffits: White plastic to all elevations to match existing



**first floor plan**

RECEIVED  
 7 MAY 2010  
 10/0420

Project: 45 Housesteads Drive, Carlisle, First Floor Extension  
 Title: Proposed First Floor and Elevations  
 Scale: 1:50 and 1:100  
 Dwg No: 2/3

## SCHEDULE A: Applications with Recommendation

10/0200

Item No: 14

Date of Committee: 11/06/2010

**Appn Ref No:**  
10/0200

**Applicant:**

**Parish:**  
Hayton

**Date of Receipt:**  
23/03/2010

**Agent:**  
Sandy Johnston

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Springwell Farmhouse, Talkin, Brampton, CA8 1LB

**Grid Reference:**  
355160 557882

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**Proposal:** Demolition Of Existing Dwelling & Erection Of Replacement Dwelling  
**Amendment:**

1. Revised Block Plan
- 

### REPORT

**Case Officer:** Richard Maunsell

### Reason for Determination by Committee:

This application is brought for determination by Members of the Development Control Committee due to the scale of the proposed dwelling being larger than that normally permitted under the relevant Local Plan Policy.

### 1. Constraints and Planning Policies

#### **Explosives Safeguarding Area**

The proposal relates to land or premises situated within or adjacent to an Explosives Safeguarding Area.

**Local Plan Pol DP1 - Sustainable Development Location**

**Local Plan Pol DP10 - Landscapes of County Importance**

**Local Plan Pol CP1 - Landscape Character**

**Local Plan Pol CP3 - Trees and Hedges on Development Sites**

**Local Plan Pol CP5 - Design**

**Local Plan Pol CP9 - Devel., Energy Conservation and Effic.**

**Local Plan Pol CP12 - Foul&Surf.Water Sewerage/Sew.Tr.**

**Local Plan Pol H10 - Replacement Dwgs in Rural Area**

**Local Plan Pol T1- Parking Guidelines for Development**

## **2. Summary of Consultation Responses**

**Cumbria County Council - (Highway Authority):** no objection;

**Local Environment (former Community Services) - Drainage Engineer:**  
comments awaited;

**United Utilities:** no objection;

**Hayton Parish Council:** comments awaited;

**Carlisle Airport:** no objection; and

**Local Plans (Tree Preservation):** in principle the proposals are acceptable subject to conditions being attached to the grant of consent, should it be forthcoming, as set out below.

1. A condition requiring the landscaping scheme detailed in the landscaping master plan drawing ref. SPR/01 B. to be completed prior to occupation of the dwelling and to be maintained for five years thereafter.
2. A condition requiring a scheme of tree protection fencing as specified in the Tree Report ref SF-TALKIN-BS5837-05032010 to be erected prior to commencement of any works on site, and to be maintained in a satisfactory condition until completion of the development.

## **3. Summary of Representations**

### **Representations Received**

Initial:

Consulted:

Reply Type:

Springwell Cottage

Comment Only

- 3.1 This application has been advertised by means of a site notice. At the time of writing this report, one letter of representation has been received that raised a query regarding the siting and use of the vehicular access; however, the question was later answered directly by the applicant.

## **4. Planning History**

- 4.1 Outline planning permission was refused in 1972 for the erection of a dwelling.
- 4.2 In 1974, an application for planning consent for a caravan site was withdrawn prior to determination.
- 4.3 Later in 1974, planning permission was refused for a caravan site.
- 4.4 Planning consent was granted in 1983 for the erection of a cattle building.
- 4.5 In 1984, planning permission was granted for the erection of a hay, straw and implement store.
- 4.6 Outline planning consent was granted in 1987 for the erection of a farm managers dwelling.
- 4.7 In 1988, reserved matters approval was granted for the farm managers dwelling.
- 4.8 Later in 1988, planning permission was granted for the erection of animal housing.
- 4.9 Planning consent was granted in 1992 for the erection of farm buildings including far administration centre and slurry storage tank.
- 4.10 In 1996, planning permission was granted for the erection of a farm building to house livestock.
- 4.11 Planning consent was granted in 1997 for an extension to the farm building to provide calf housing.
- 4.12 In 1999, planning permission was granted for the erection of an agricultural storage building for hay and equipment.
- 4.13 A certificate of existing lawful use was granted in 2009 for the use of an agricultural workers dwelling by persons not solely employed in agricultural or forestry.

## **5. Details of Proposal/Officer Appraisal**

### **Introduction**

- 5.1 This application seeks “Full” planning permission for the erection of a replacement dwelling at Springwell Farm, Talkin, Brampton. The proposal relates to a modestly proportioned, two storey detached dwelling, which is situated within a generous garden, 550 metres north-east of Talkin village adjacent to the Farlam road. The property is located close to the County highway but is situated at a much lower level. The dwelling is situated

adjacent to the entrance to a range of buildings that are agricultural in appearance and were previously used for pharmaceutical research purposes.

- 5.2 The site is within open countryside and within an area designated as being of County Landscape Importance and adjacent to the North Pennines Area of Outstanding Natural Beauty (AONB). The existing dormer property is finished using roughcast render under a slate roof.
- 5.3 The land within the applicant's ownership is bounded by the County highway to the north, to which there is an existing vehicular access. Immediately to the west of this access is the existing dwelling. Further to the south and west are a substantial range of buildings that are agricultural in appearance and were used in conjunction with the business that previously occupied the site. The site slopes steeply from east to west where there are several tiered levels which afford level ground for the existing buildings. The County highway is approximately 8 metres higher than that of the site of the replacement dwelling.
- 5.4 The application site, which extends to around 0.35 hectares, is located to the south of the existing buildings and would be served by an existing access adjacent to the eastern boundary. It is proposed to demolish the property in the north-west corner of the site, which, including the integral garage, has a footprint of 105 square metres and an overall floor space of 200 square metres and erect a replacement dwelling. The proposed dwelling would occupy a footprint measuring 290 square metres and it would be constructed 79 metres south-east of its current position.
- 5.5 The accommodation to be provided within the proposed dwelling would consist of a hallway, snug, study, lounge, dining room, lobby, W.C., utility room and kitchen (all at ground floor) with 3no. bedrooms with ensuite bathroom, a bathroom and a master bedroom with ensuite bathroom being located at the first floor.
- 5.6 The appearance of the proposed dwelling would be traditional in character and appearance. The applicant's agent describes the proposal as a "farmhouse of vernacular value". The walls would be constructed from locally reclaimed Geltsdale sandstone and would incorporate stone water-tables, corbels, quoins and stone heads and cills around the windows and doors. The steeply pitched roofs would be finished in Welsh slate and would incorporate a cat-slide to the east elevation. Windows and doors would be hardwood timber finished in a heritage colour. The rainwater goods would be cast iron.
- 5.7 The foul drainage system would connect into a private treatment plant and surface water would be discharged to a soakaway. The development would potentially incorporate a ground source heat pump, a rainwater harvesting system and solar panels.

## **Background**

- 5.8 An application for a Certificate of Lawful Use was submitted and approved in

2009. The issue was whether the property had been occupied in breach of the agricultural occupancy condition attached to the dwelling. The property was built and occupied by Mr Andy Hood who was the Site Manager employed by the pharmaceutical company who operated the business on the site. Mr Hood was responsible for the supply and management of animals for the purposes of research purposes and laboratory testing.

- 5.9 It was demonstrated that the overall use of the site was not agricultural and that the responsibilities undertaken by Mr Hood were associated purely with the research facility and not in accordance with the planning definition of agriculture. The applicant discharged the onus of proof and the evidence demonstrated that Mr Hood lived at Springwell Farm for a continuous period of ten years or more. The lawful planning use is therefore that of an unfettered dwellinghouse.

## **Assessment**

- 5.10 The relevant planning policies against which the application is required to be assessed are Policies DP1, DP10, CP1, CP3, CP5, CP9, CP12, H10 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:

### **1. Principle Of Residential Development In Rural Area**

- 5.11 Ordinarily, new residential development in this location would not be acceptable but this application seeks consent to erect a replacement dwelling. Consequently, the principle of erecting a replacement dwelling is- in general terms- not itself an issue, provided that the proposals can demonstrate compliance with the criteria identified within Policy H10 of the Local Plan and are, likewise, not in conflict with any other relevant planning policies. The issues raised are discussed in more detail in the analysis which follows.

### **2. Scale, Siting And Design**

- 5.12 The principal objective of Policy H10 is to retain the stock of smaller housing units in the rural area. Whilst the existing dwelling is modest in terms of its footprint and accommodation, it is situated within a reasonable plot (almost 0.13 hectares in area) together with the associated land and buildings that affects the extent to which it is truly "affordable". This is an important point in that the thrust of Policy H10 is to avoid smaller, and hence more "affordable", properties being lost from the overall housing stock that is available and being replaced with more substantial dwellings.
- 5.13 The key aspect of the policy is criterion 2, which requires that the footprint of the replacement dwelling is no greater than a 15% increase in the footprint of the original dwelling. In this instance the replacement dwelling represents a 45% increase in the footprint of the original dwelling, which would be contrary to the policy criteria.
- 5.14 Each application has to be considered on its own merits; however, Section 54A of the Town and Country Planning Act 1990 states:

"Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

5.15 In short, where the development plan has policies which affect the proposal they will dictate the decision unless there are other material considerations which should take precedence. Other material considerations need to be both significant and unique to the proposal to prevent the decision being used as a precedent for subsequent applications elsewhere. In this instance, material considerations which may be persuasive in favour of approval are:

- how the development fits in with its surroundings;
- the design and appearance;
- scale;
- materials;
- access;
- traffic generation;
- contribution to any significant local, national or international objective;
- previous planning decisions;
- compliance with Planning Policy Guidance notes (PPG's) or Planning Policy Statements (PPS's); or
- planning circulars.

5.16 The existing dwelling has been on the site for a considerable period of time and was built as a manager's dwelling, located adjacent to the entrance of the site for security purposes. The method of construction, the design and the use of materials reflect the age of the property which does not compare with modern building standards. "Permitted Development" rights apply to the property and would allow the applicant to alter and extend the property within the prescribed criteria of the legislation without the need for planning consent. The scale and footprint of the resulting building, together with the amount of accommodation that this could provide the applicant with, would be larger than that which would be provided with the replacement dwelling; however, the Council would have no control over the finished structure.

5.17 The applicant's agent has addressed this issue in additional information that has been submitted which reads as follows:

*"The footprint of the existing dwelling (including the garage) is 105m<sup>2</sup> (as surveyed), with a total floor area including FF of 200m<sup>2</sup>. Previously you offered that the possible PD rights could cover c.355m<sup>2</sup> at ground floor, bringing the possible ground floor area up to c. 460m<sup>2</sup>. Even if one took a conservative line on what was probable in terms of PD right exploitation (say 50%) one would still reach a total ground floor area figure for the existing dwelling at c.280m<sup>2</sup>, which equates reasonably with the current proposal's c.290m<sup>2</sup>. I think it is reasonable to draw attention to the more recent amendments to the GPDO (came into force 1/10/2008) as they post-date the current adopted Local Plan (Sept 2008) and its arguably redundant replacement dwelling policy allowance of 15%."*

- 5.18 Previous advice given by Officers referred to both extensions to the property and the construction of outbuildings under the "Permitted Development" rights and the figures quoted by the agent reflect this; however, in terms of the replacement dwelling, only consideration can be given to extensions to the dwelling. The dwelling could potentially be increased by approximately 116 square metres and given the existing floor space of 200 square metres, this would be an increase of 58%.
- 5.19 The resulting building extended under the "Permitted Development" rights could have a larger footprint than the proposed replacement dwelling and, arguably, could have a greater detrimental visual impact on the character of the area through the amalgamating the existing building with new extensions. This is particularly important factor given that the site is within a Landscape of County Importance and immediately to the north of the County highway is the North Pennines AONB. The extended property would be viewed from Talkin Tarn against the backdrop of this landscape.
- 5.20 A replacement dwelling would allow a building that would be visually more cohesive and attractive in the context of the site and the surrounding area. Due to the difference in levels, the replacement dwelling would be at a much lower level than the County highway and given the distance involved together with the height of the hedgerow, only the ridge of the roof would be glimpsed through the gap in the hedgerow at the point of the existing vehicular access.
- 5.21 The most prominent vista of the site would be from Talkin Tarn. The nature of the siting of the adjacent buildings is that they are screened by existing and mature vegetation. In this context, the dwelling would be viewed in isolation and there would be no cause for direct comparison with the character or appearance of neighbouring dwellings.
- 5.22 The existing property is not offensive; however, it is not of any significant architectural merit. The replacement dwelling, however, would incorporate traditional finishes such as natural stone and slate. The design of the property utilises more modern elements such as the timber framed windows that would incorporate efficient glazing.
- 5.23 The agent provides commentary on the design of the proposed dwelling in the Design and Access Statement which accompanies the application. It states that:
- "Influences were therefore drawn from residential buildings of architectural merit in the immediate area. The Victorian architecture of 'Warren Bank', Brampton and the 'Arts and Crafts' architecture of 'Four Gables' by Phillip Webb (near Brampton) are notable examples. The general form and detailing of the replacement farmhouse reflects them with its steep, pitched roof, a gable elevation hipped into the main roof of the West elevation and a cat-slide roof to the East elevation."*
- 5.24 Policy H10 of the Local Plan requires that replacement dwellings are located "on or close to the site of the original dwelling". Members will note from the previous reference in this report, that the proposed replacement dwelling

would be 79 metres from the site of the existing dwelling. Ordinarily, planning consent would not be forthcoming for a replacement dwelling that would be so remote from the site of the existing; however, the site slopes steeply and the new dwelling would be at a lower level within the site and well-related to existing buildings close to the western boundary. The redevelopment of this part of the site would be less visually intrusive than may occur on the site of the existing dwelling which affords the matter sufficient weight to outweigh the policy criteria.

- 5.25 Given the scale of the proposed replacement dwelling, it would be appropriate to condition any planning consent that future alterations, extensions and outbuildings require planning consent.
- 5.26 The size of the plot and adjoining land within the applicant's ownership, justifies the erection of a larger replacement dwelling. The current building does not positively contribute to the character or appearance of the surrounding landscape. This scheme can be differentiated from other replacement dwellings through the method that the applicant has adopted in combining a traditional building that would incorporate high quality design features. The proposal should be read in conjunction with the thermal efficiency of the resulting building along with the use of modern technology for the ground source heat pump and the rainwater harvesting system.

### 3. Landscaping

- 5.27 The applicant has employed consultants to produce a Landscape Master Plan which contains a substantial landscaping scheme. The style of the landscape scheme makes reference to the English Landscape Style with large naturalistic blocks of planting and features such as the ha-ha ditch to provide subtle means of enclosure. The design approach is considered by the consultants to be appropriate to the character of the local landscape, particularly given the presence of several country houses in the locality; furthermore, the landscape proposals incorporate details of the Environmental Stewardship scheme. The key features on the farm include areas for breeding waders, species rich grasslands, ponds, enhanced hedgerow habitats and large gill woodlands.
- 5.28 A triangular wedge shaped orchard extension is proposed to break up the view of the existing agricultural building adjacent to the proposed dwelling which would be retained. It was not the aim to completely screen the building but to break up the mass of the long elevation which is visible from the Tarn.
- 5.29 The existing hedgerow adjacent to the road would be reinforced with evergreen planting and which will assist in screening views of the existing buildings from the road in winter.
- 5.30 The proposed landscaping would positively enhance the visual appearance of the site and screen the existing buildings whilst also improving the natural habitat in the area. The proposals constitute an overall landscape enhancement, both in terms of landscape fabric benefits and improvements to

views of Springwell Farm from the wider landscape. This is a view supported by the Council's Landscape Officer.

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

- 5.31 The proposed dwelling is situated approximately 170 metres from the nearest residential property. As such, the living conditions of the occupiers of that property will not be compromised through loss of light, loss of privacy or over dominance.

#### 5. Environmental Issues

- 5.32 In the additional supporting information received from the agent, it is stated that the applicant is keen to incorporate renewable energy in the form of a ground source heat pump, a rainwater harvesting system and solar panels. These would contribute to the reduction of the overall environmental impact of the development and is supported by current planning policies. As no details have been provided, it is appropriate to impose a condition requiring the submission of additional information is the application is acceptable.

#### 6. Highway Matters

- 5.33 The site is served from an existing vehicular access that leads from the County highway. The access comprises of a concrete apron with a gateway which is set back from the highway and whilst there is established landscaping around the entrance, there is sufficient visibility to emerge from the site and view any oncoming traffic before driving onto the road itself. The access would serve the proposed dwelling which would be linked by an access road within the site formed adjacent to the eastern and southern boundaries. The Highway Authority has raised no objection to the proposed development.

### Conclusion

- 5.34 In overall terms, the principle of the development is acceptable. The scale of the replacement dwelling is outwith the parameters of the policy guidance; however, there are material considerations that warrant approval of this application. The design and use of materials in the building together with the positive environmental features would be an improvement upon the existing dwelling and be commensurate with the site's size and features. The improvements to the landscaping of the site and surrounding area would be of benefit to the landscape; further, the scheme proposes a high quality design, use of vernacular materials and incorporates sustainable forms of heating.
- 5.35 An extended dwelling that could be created without the need for planning permission would occupy a similar footprint of building to that being proposed and would arguably have a less satisfactory visual impact on the character of the area due to the lack of cohesion. The combination of these elements results in a dwelling that would enhance its appearance within the landscape, increase the thermal efficiency of the property and promote a more

sustainable building.

- 5.36 The proposed dwelling would not be an “exceptional dwelling” but would be of sufficient merit and acceptable in terms of its appearance. The building would not result in any demonstrable harm to the landscape character of the wider area or the living conditions of any neighbouring residential dwellings. In all other aspects the proposal is compliant with the objectives of the relevant Local Plan policies.

## **6. Human Rights Act 1998**

- 6.1 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:

**Article 6** bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

**Article 7** provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;

**Article 8** recognises the "Right To Respect for Private and Family Life";

- 6.2 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need;

- 6.3 Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

## **7. 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;

2. Drawing number 12/2009/10;
3. Drawing number 12/2009/11;
4. Drawing number 12/2009/12;
5. Drawing number 12/2009/13
6. Drawing number 12/2009/14B;
7. Drawing number 12/2009/15B;
8. Drawing number 12/2009/16;
9. Drawing number 12/2009/17;
10. Drawing number SPR/01/B Landscape Masterplan;
11. the Notice of Decision; and
12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt and to ensure compliance with Policy H10 of the Carlisle District Local Plan 2001-2016.

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved, in writing, by the Local Planning Authority before any work is commenced.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling unit to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

**Reason:** To ensure compliance with the objectives of the Replacement Dwelling policy in accordance with Policy H10 of the Carlisle District Local Plan 2001-2016.

5. No development hereby approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of the dwelling.

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

6. All works comprised in the approved details of the landscaping Master Plan drawing reference SPR/01 B shall be carried out in the first planting and seeding season following the occupation of the dwelling or completion of the development, whichever is the sooner. 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.

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

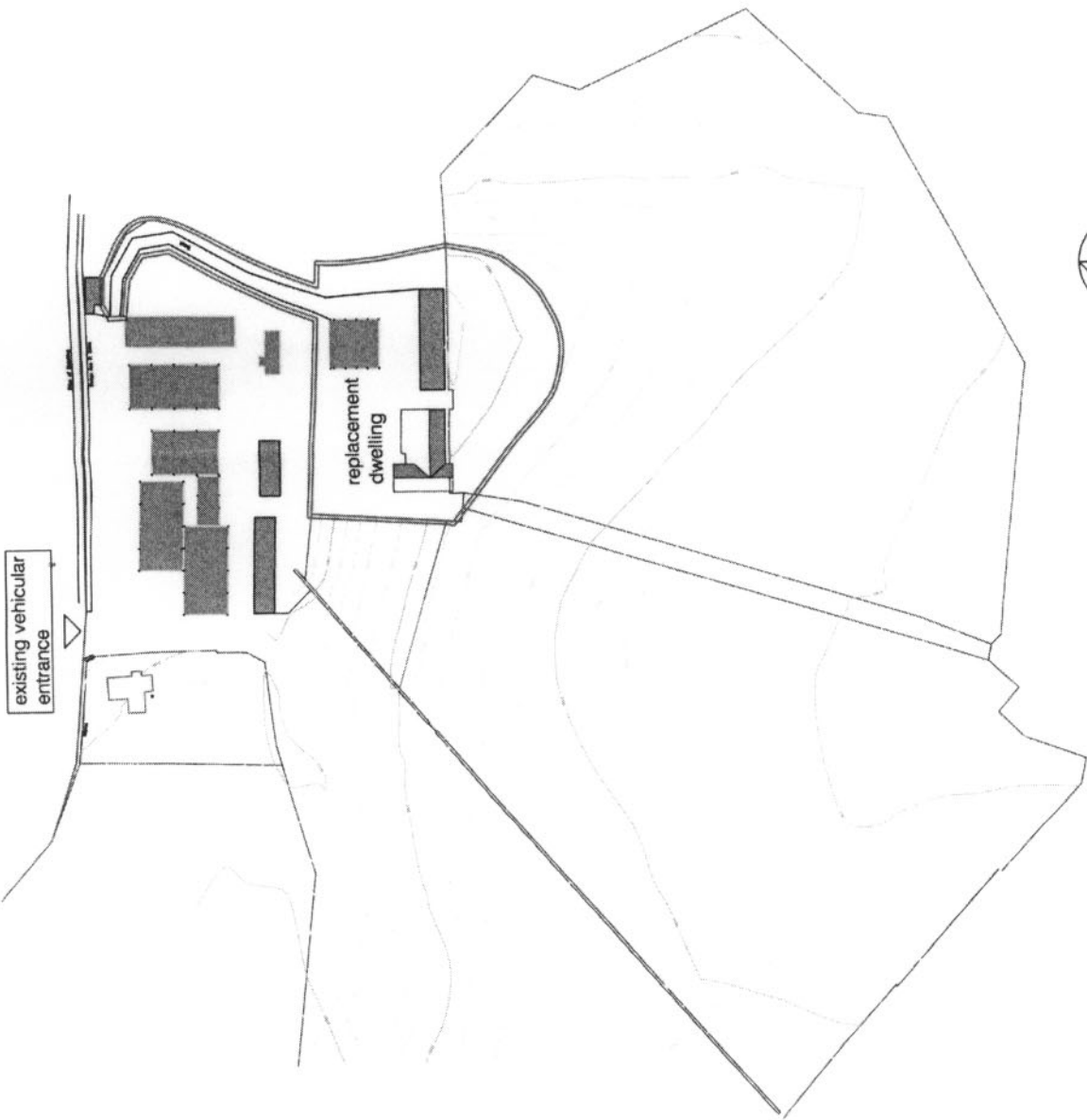
7. No works on site hereby approved by this permission shall commence until the tree protection fencing as specified in the Tree Report reference SF-TALKIN-BS5837-05032010 has been erected. The fencing must be maintained in a satisfactory condition until completion of the development.

**Reason:** To ensure that adequate protection is afforded to the trees on the site during the construction process in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

8. Prior to the installation of the roof timbers on the replacement dwelling, the existing dwelling on the site known as 'Springwell Farm House' shall be demolished and the site cleared.

**Reason:** To prevent the retention of the existing dwelling that would be contrary to Policy H1 of the Carlisle District Local Plan 2001-2016.

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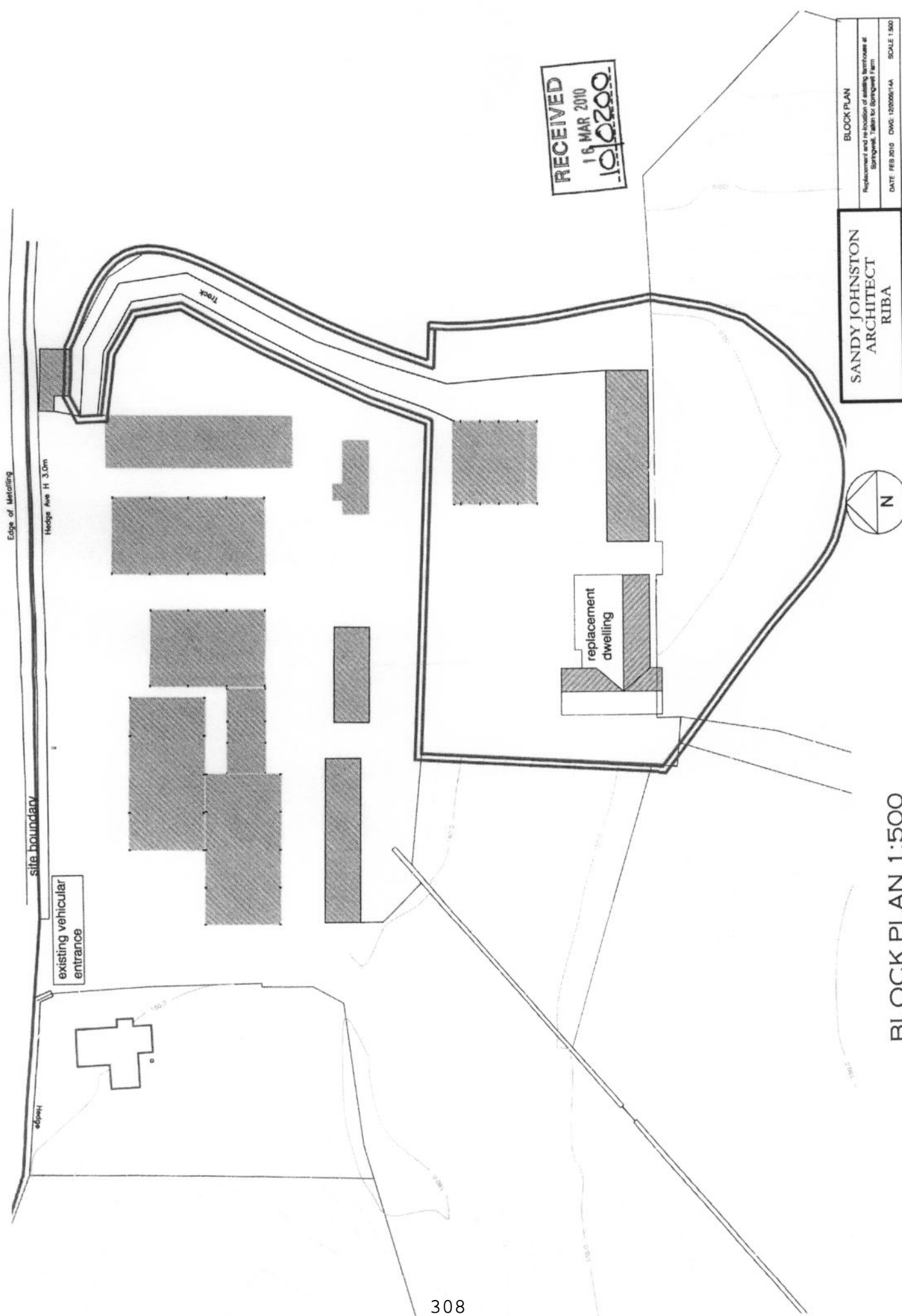
SANDY JOHNSTON  
ARCHITECT  
RIBA

LOCATION PLAN

Replacement and re-location of existing farmhouse at  
Springwell, Tatten for Springwell Farm

DATE: FEB 2010 DWG: 12/2006/15A SCALE: 1:1250

LOCATION PLAN 1:1250



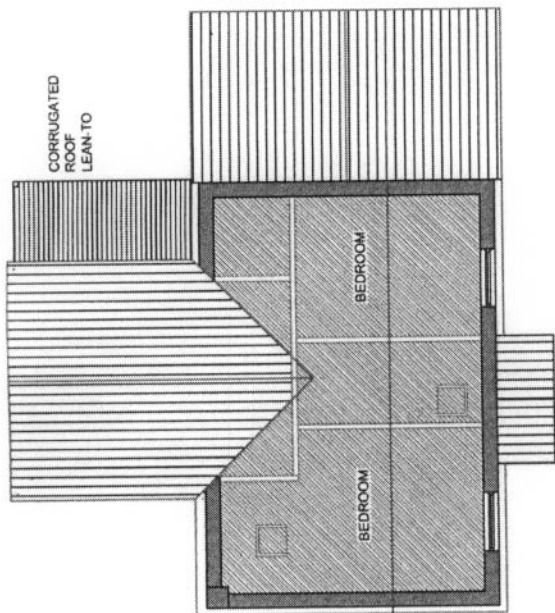
**SANDY JOHNSTON  
ARCHITECT  
RIBA**

**BLOCK PLAN**  
Replacement and relocation of existing structures at  
Borthwick, taken for Borthwick Farm

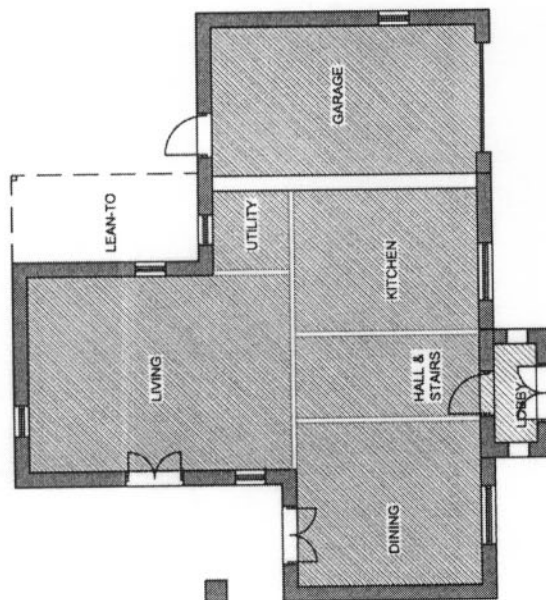
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**BLOCK PLAN 1:500**

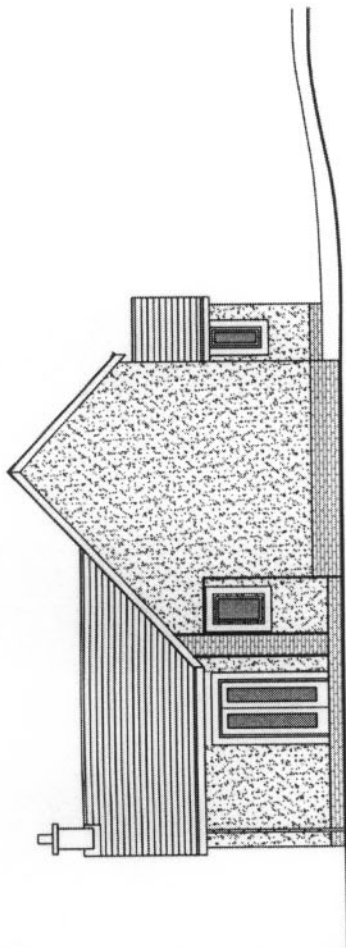




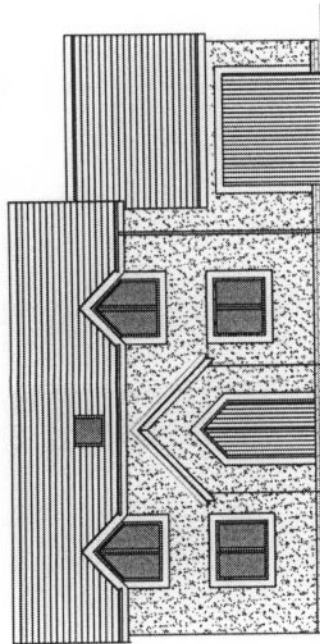
FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100

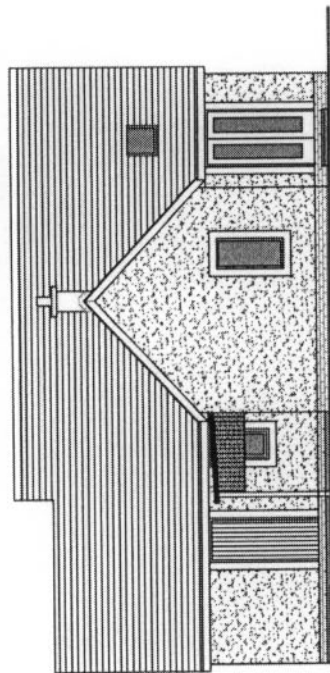


WEST ELEVATION 1:100

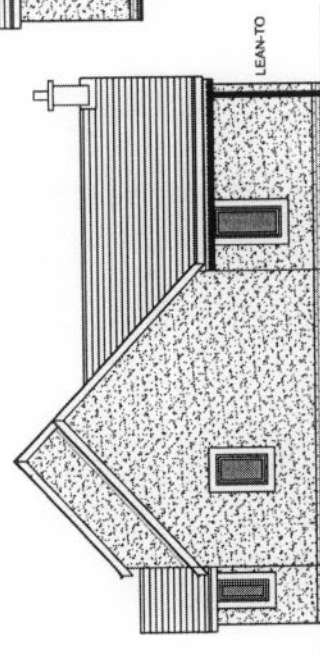


SOUTH ELEVATION 1:100

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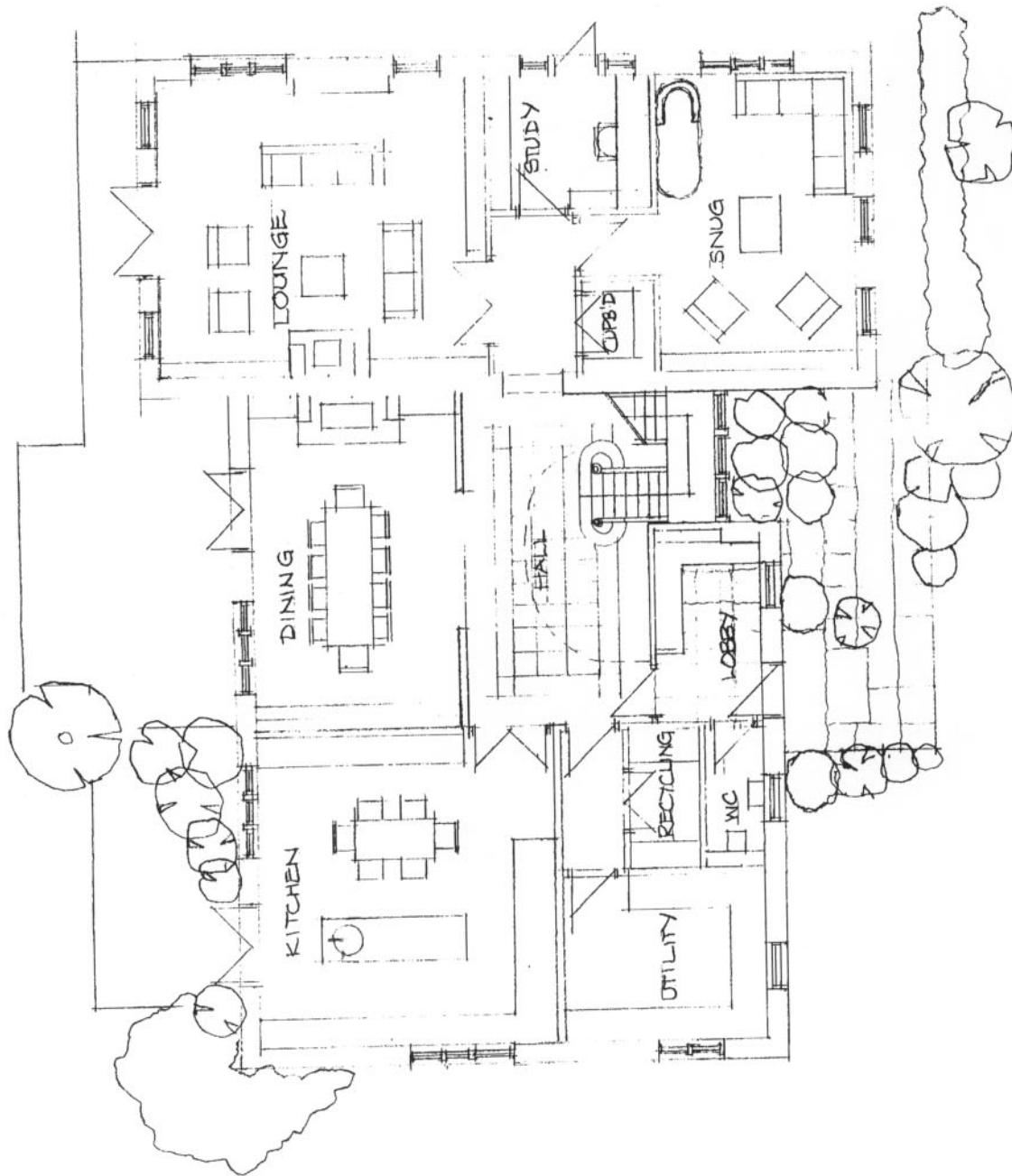
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EAST ELEVATION 1:100

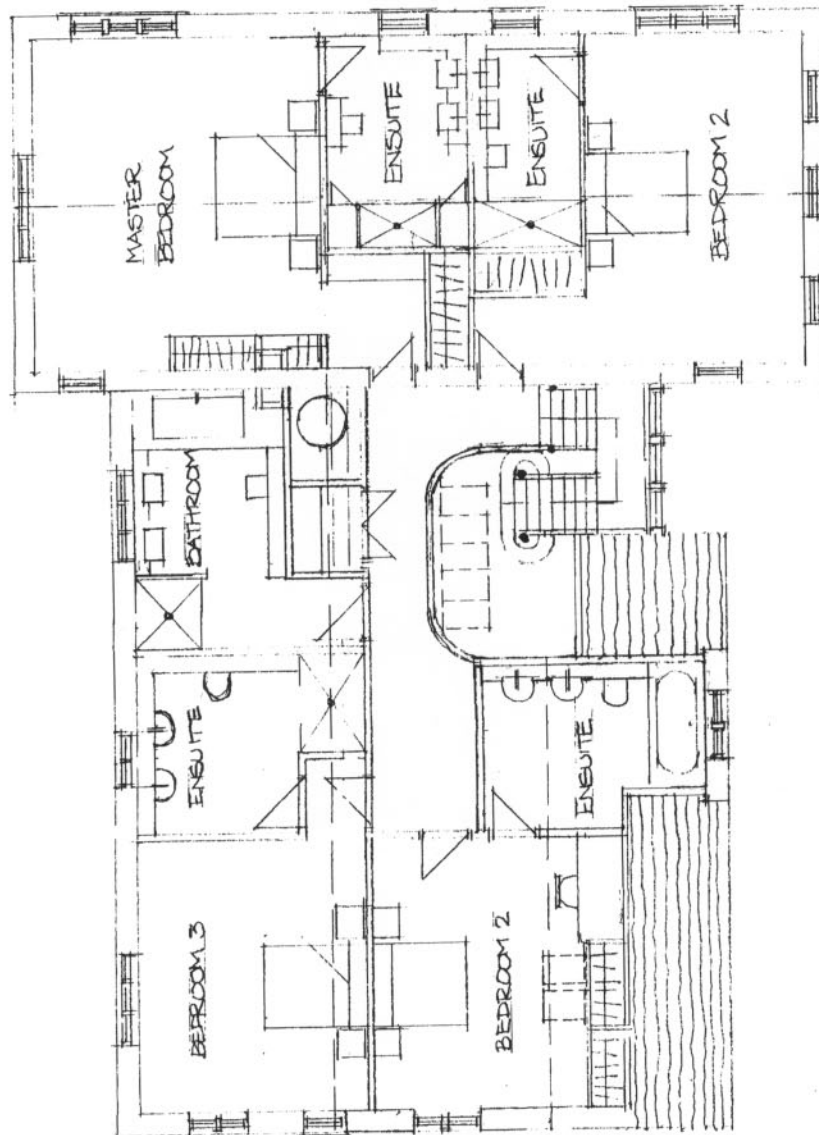
SANDY JOHNSTON  
ARCHITECT  
RIBA

SURVEY PLANS & ELEVATIONS OF EXISTING DWELLING  
AT SPINNEWELL FARM  
Replacement and re-location of existing barnhouse at  
Springwell, Tain for Springwell Farm  
DATE: March 2010 DWG: 100200/17 SCALE: 1:100



PROPOSED GROUND FLOOR PLAN  
Replacement and re-location of existing farmhouse at  
Springwell, Tabor for Springwell Farm  
DATE FEB 2010 DWG 12/2009/10 SCALE 1:100

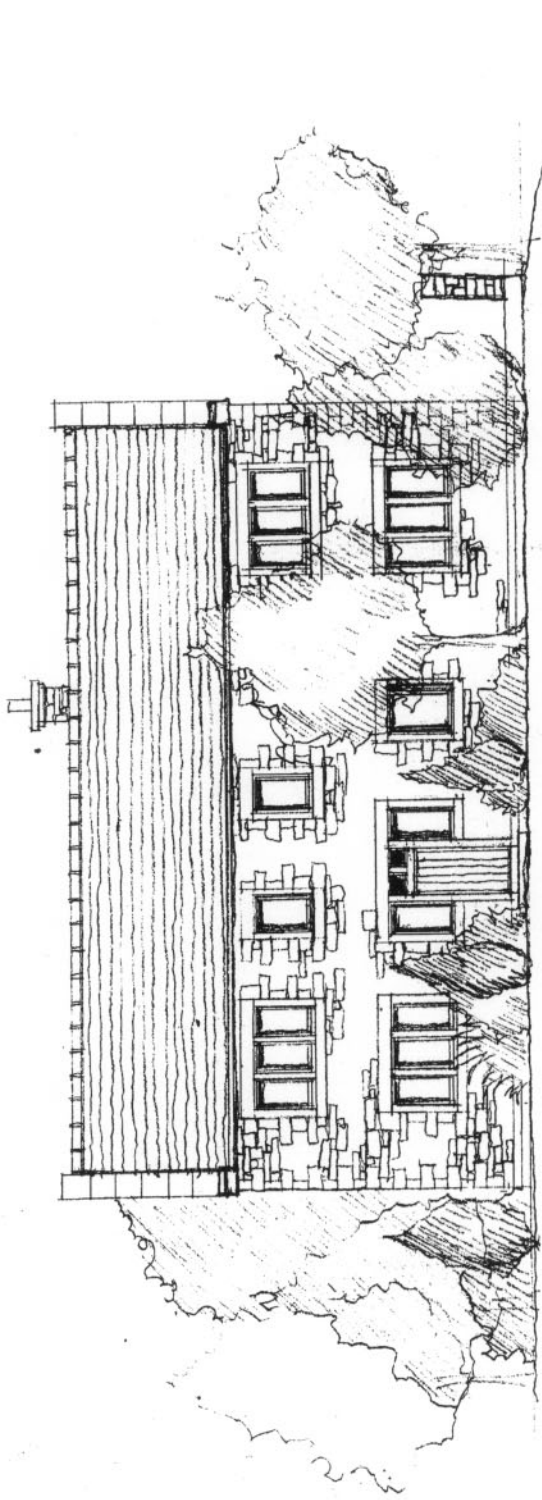
SANDY JOHNSTON  
ARCHITECT  
RIBA



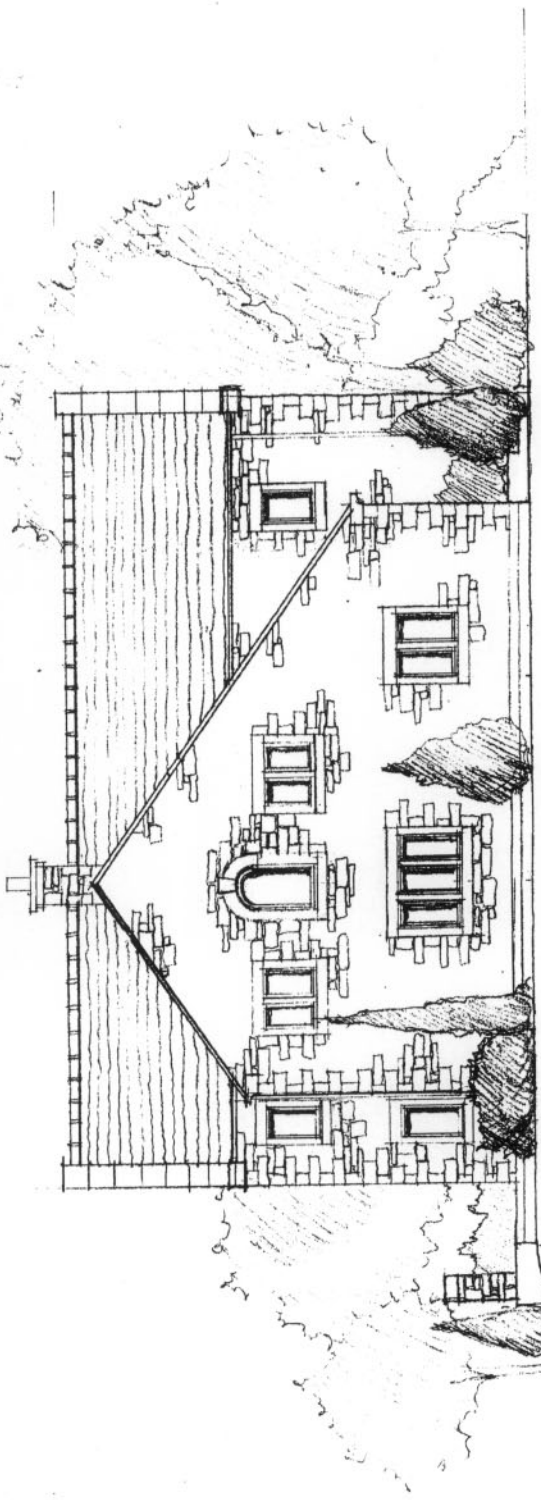
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SANDY JOHNSTON  
ARCHITECT  
RIBA

PROPOSED FIRST FLOOR PLAN  
Replacement and relocation of existing farmhouse at  
Springwell Farm for Springwell Farm  
DATE FEB 2010 DWG 12000911 SCALE 1:100



NORTH ELEVATION

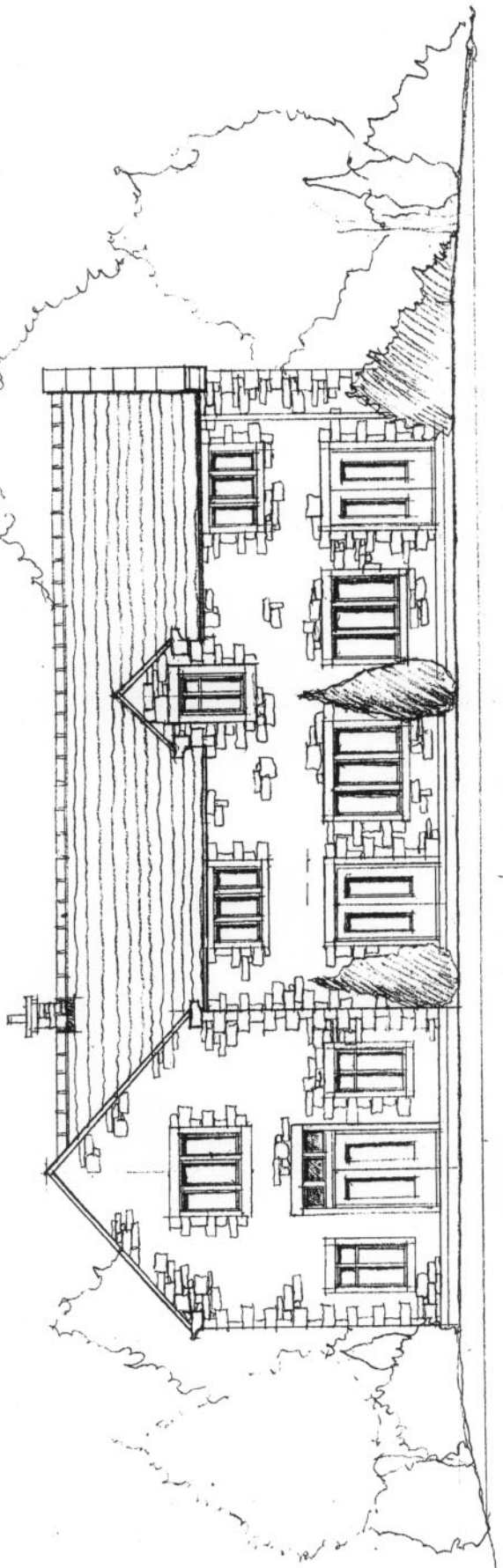


SOUTH ELEVATION

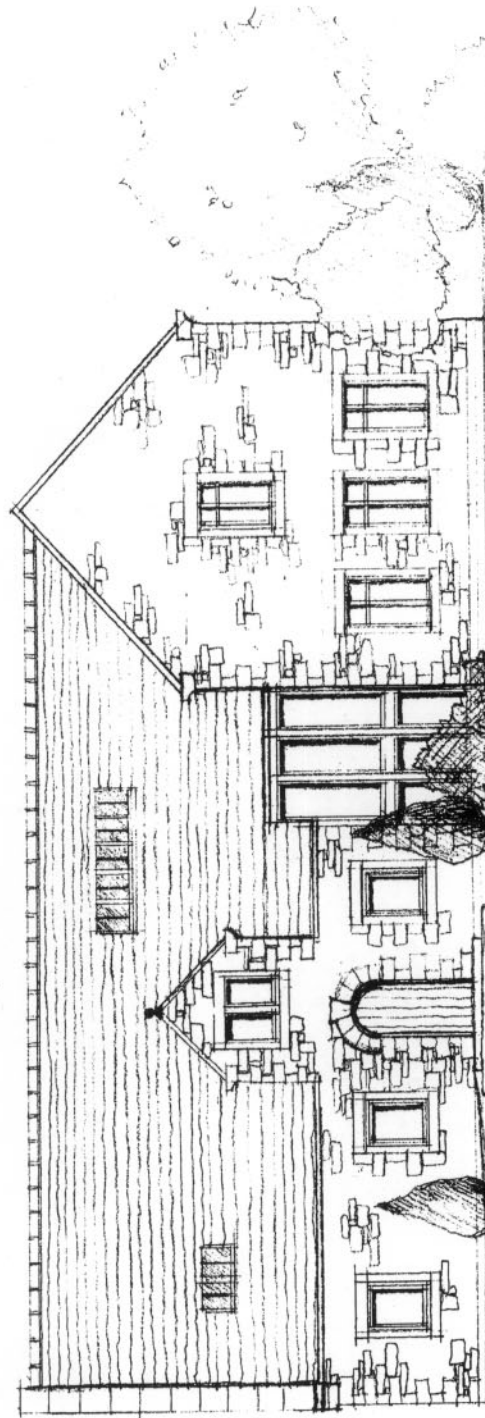
26 MAY 2010

SANDY JOHNSTON  
ARCHITECT  
RIBA

PROPOSED NORTH & SOUTH ELEVATIONS  
Replacement and relocation of existing farmhouse at  
Springwell, Tisbury to Springwell Farm  
DATE: FEB 2010 DWG: 12/2008/13 SCALE 1:100



WEST ELEVATION



EAST ELEVATION

26 MAY 2010  
1010200

SANDY JOHNSTON  
ARCHITECT  
RIBA

PROPOSED EAST & WEST ELEVATIONS  
Replacement and relocation of existing farmhouse at  
Springwell, Tatten for Springwell Farm  
DATE: FEB 2010 DWG: 10200/12 SCALE: 1:100

## SCHEDULE A: Applications with Recommendation

10/0238

Item No: 15

Date of Committee: 11/06/2010

**Appn Ref No:**  
10/0238

**Applicant:**  
Mr & Mrs Farish

**Parish:**  
Brampton

**Date of Receipt:**  
16/03/2010

**Agent:**  
Tsada Building Design  
Services

**Ward:**  
Brampton

**Location:**  
Hirta, Tree Road, Brampton, CA8 1TX

**Grid Reference:**  
353526 560764

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**Proposal:** Demolition Of Dwelling Including Boundary Wall; Erection Of 3No.  
Bedroom Dwelling, Understorey Garage, Access Parking And Drive

**Amendment:**

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### REPORT

**Case Officer:** Shona Taylor

### Reason for Determination by Committee:

This application is brought before the Development Control Committee for determination as Brampton Parish Council has objected to the scheme.

### 1. Constraints and Planning Policies

Local Plan Pol CP5 - Design

Local Plan Pol LE17-Dev.Involving Dem.Unlisted Bldgs CA

Local Plan Pol LE19 - Conservation Areas

Local Plan Pol DP1 - Sustainable Development Location

Local Plan Pol H1 - Location of New Housing Develop.

Local Plan Pol H2 - Primary Residential Area

Local Plan Pol CP6 - Residential Amenity

Local Plan Pol CP11-Prot.Groundwaters &Surface Waters

Local Plan Pol T1- Parking Guidelines for Development

## 2. Summary of Consultation Responses

**Cumbria County Council - (Highway Authority):** no objections subject to the imposition of several conditions;

**Local Environment - (Drainage Engineer):** awaiting response;

**United Utilities:** awaiting response;

**Carlisle Airport:** no objections;

**Local Environment - (Environmental Protection):** no observations;

**Planning - Planning Policy & Conservation - (Peter Messenger):** has verbally confirmed that there are no objections to the proposal;

**Brampton Parish Council:** has questioned whether it is appropriate to demolish a 1920's building in a Conservation Area and whether or not the property's age is sufficient justification. Concern has also been expressed that the new access arrangements are inadequate with current day standards. The Parish Council also seeks clarification whether there are plans to improve the public footpath at the property if permission is granted and the wall is demolished.

## 3. Summary of Representations

### Representations Received

Initial:	Consulted:	Reply Type:
Mantrose	23/03/10	
Yeh Loo	23/03/10	
Kielder	23/03/10	
Kara Wood	23/03/10	
23 Beckside Gardens	23/03/10	
Sungarth	23/03/10	
1 Beech Grove	23/03/10	
2 Beech Grove	23/03/10	
Gairloch	23/03/10	
Tree House		Comment Only

3.1 This application has been advertised by means of site and press notices as well as notification letters sent to ten neighbouring properties. In response one letter of objection has been received. The grounds of objection are summarised as;

1. It is unfortunate that the development involves the part destruction of an 18th century wall within a Conservation Area. Whilst the wall is not what may be termed a "significant building" it is nevertheless a

feature of the history of Brampton.

2. It is expected that any reconstruction of the wall (subsequent to the opening being created) would match, very precisely, the original wall.

#### **4. Planning History**

- 4.1 In 2007 permission was granted for the erection of a detached dwelling with shared access and footpath on land to the rear of Hirta (application reference 07/0155).
- 4.2 Also in 2007 revised planning permission was again granted for amendments to the approved dwelling (application reference 07/0664).
- 4.3 Later in 2007 permission was again granted for further amendments to the approved dwelling, which included the introduction of a basement level, (application reference 07/1266).
- 4.4 In 2009 a revised permission was granted for the erection of a detached dwelling together with shared access and footpath on land to the rear of Hirta (application reference 09/0523).

#### **5. Details of Proposal/Officer Appraisal**

##### **Introduction**

- 5.1 This application seeks full planning permission for the demolition of a three bedroom detached bungalow, which is situated on Tree Road, Brampton, opposite Brampton Cottage Hospital. The property, which is known as Hirta, is a 1920's bungalow with various alterations and extensions which have been added over the last 30 years.
- 5.2 The site is situated within the Brampton Conservation Area and the surroundings to the application site are predominantly residential, although Brampton Cottage Hospital is located on the other side of the road from the site.

##### **The Proposal**

- 5.3 The existing dwelling, which is a standard 1920's bungalow in appearance, is constructed from rendered walls, painted wood windows and doors with a natural slate roof. The property is not obtrusive nor dominant in the street scene.
- 5.4 The access to the property is to the north east of the site, in front of adjacent property, 'Montrose', and runs parallel to the pavement sloping upwards towards the existing parking area which is located in front of the dwelling. The access road curves around the eastern side of "Hirta" leading to a new dwelling located to the rear of the site. The property also has a small garden

area to the front which is bounded by an approximately 1m high hedge situated above the approximately 3m high stone retaining wall. To the rear of the property the boundaries are treated by way of close boarded fencing of various heights and hedging.

- 5.5 It is proposed to demolish the property to accommodate the proposed development with a view to redeveloping the site to provide a three bedroom replacement bungalow.
- 5.6 The property is elevated above the road by approximately 3 metres. Part of the redevelopment proposal also includes garaging at basement level with a parking area to the front. This will involve the demolition of part of the boundary wall to the front of the property along with the excavation of part of the existing front garden area.
- 5.7 The building occupies a footprint measuring approximately 156 sq. m. and is set back from the road frontage by between 12.5 metres and 17.5 metres, which reflects the building line of the existing property. The proposed building is predominantly single storey in height, other than the basement garaging which is accessed directly from Tree Road. In order to facilitate the access a section of the roadside wall would be removed. The parking area will measure approximately 128 sq. m. and the property will be accessed via steps up to the front door and ground level of the dwelling. There will be a walkway around to the rear of the property consisting of stainless steel handrails and glazed clear infills which will give access for refuse without going through the dwelling.
- 5.8 The dwelling would largely be finished using a red multi clay facing brick, other than the gable feature to the front, which would be finished in natural red sandstone. The windows and doors would be finished in wood upvc (in an oak style finish), and the roof would be slated in blue/black natural slate.
- 5.9 It is proposed to discharge foul drainage to the public sewer and surface water to a sustainable drainage system.

## **Assessment**

- 5.10 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP5, CP6, CP11, LE17, LE19, H1, H2 and T1 of the Carlisle District Local Plan 2001-2016.
- 5.11 The proposals raise the following planning issues:
  - 1. Whether The Principle Of The Proposed Development Is Acceptable.
- 5.12 The application site lies within the settlement boundary of Brampton, which is identified as a Key Service Centre by Policy H1 of the Local Plan. As such the principle of residential accommodation is acceptable, subject to compliance with the criteria identified in Policy H1 and other relevant policies contained within the adopted Local Plan.

2. Whether The Scale, Layout And Design Of The Development Is Acceptable.

- 5.13 The footprint of the proposal is similar to that of the existing dwelling and the ridge height of the new dwelling will be approximately 1.5 metres lower than that of the existing property. The external appearance when viewed from the front elevation utilises design features of the adjacent properties, including the natural stone facing on the gable.
- 5.14 A similarly designed property with basement garaging which is accessed directly from Tree Road was approved in 2009 further up the street, on land adjacent to Franleigh House (application 09/0639).
- 5.15 On balance, the design of the building would not adversely affect the character or appearance of the Brampton Conservation Area, a view that is supported by the Council's Conservation Officer. It is recommended that a condition is imposed that requires samples of the external materials to be used to be agreed prior to work commencing to ensure the design is not compromised through the use of inappropriate external finishes.

3. Whether The Demolition Of The Existing Dwelling Is Acceptable.

- 5.16 Policy LE17 of the Carlisle District Plan provides policy guidance on proposals that seek to demolish unlisted buildings in Conservation Areas and it identifies a series of criteria against which such applications will be assessed.
- 5.17 In addition to the content of the above policy Members should also have regard to paragraph 6.72 of the policy's supporting text. It states that *"in assessing applications for planning permission involving proposals that involve the demolition of an unlisted building in a conservation area, the Council will have regard to the desirability of preserving or enhancing the character or appearance of the conservation area in which the building is situated, and the wider effects of demolition on the building's surroundings and on the conservation area as a whole"*.
- 5.18 Paragraph 6.73 states that *"planning permission for redevelopment proposals involving the demolition of an unlisted building in a conservation area will only be given if the proposals for redevelopment are in detail and acceptable"*.
- 5.19 Whilst the existing building is inoffensive and does not detract from the character of the Conservation Area, the issue that Members must consider is whether it is worthy of retention in its own right and whether the redevelopment proposal is acceptable. In respect of the former, the Council's Conservation Officer has advised that the building is not worthy of being listed and that the loss of the building would not result in any significant harm to the Conservation Area provided that it is replaced with an appropriately designed building. For the reasons identified in paragraphs 5.18 and 5.19 of this report the proposed replacement building is acceptable and, therefore, there is no planning policy justification for the retention of the existing property.

#### 4. Highway Matters

- 5.20 The existing dwelling provides a small area of off street car parking to the front of the property, however, the new arrangement will increase this off street car parking and improve the access arrangements.
- 5.21 Whilst a neighbouring resident and the Parish Council have concerns regarding the access and the level of parking provision, these views are not shared by the Highway Authority which has raised no objections to the proposal providing the relevant visibility splays are provided. The Highway Authority has recommended that four planning conditions are imposed, which relate to the use of the existing access, the vehicular footpath crossing and the provision of parking and facilities for construction traffic.

#### 5. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents.

- 5.22 The majority of the neighbouring properties are positioned sufficient distance away or orientated in such a way not to be directly affected as a result of loss of loss, loss of privacy or overdominance.
- 5.23 The proposal is situated on a similar footprint to the existing dwelling, and the property that is most likely to be affected is Yeh Loo, which is located to the south-west of the site. There are two windows in the side elevation of Yeh Loo which look directly onto the site. However, these are secondary windows to a living area and a garage. It is also worth noting that the applicants could erect a 2m high boundary fence along the boundary without requiring planning permission, which would completely block these windows from view from within the site. Therefore, in the Officer's opinion the potential impact on Yeh Loo is not sufficient to justify the refusal of this application.

#### Conclusion

- 5.24 In overall terms, the principle of the proposed development is acceptable. The proposed dwelling could be accommodated on the site without detriment to the living conditions of the neighbouring properties or the character/setting of the Brampton Conservation Area. The Highway Authority has advised that the proposal is acceptable subject to the imposition of four planning conditions as outlined in paragraph 5.23.
- 5.25 In all aspects the proposal is compliant with the objectives of the Carlisle District Local Plan 2001-2016.

#### 6. Human Rights Act 1998

- 6.1 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:
- Article 6** bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;
- Article 7** provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;
- Article 8** recognises the "Right To Respect for Private and Family Life";
- 6.2 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need;
- 6.3 Article 8 and Article 1 of Protocol 1 of the Human Rights Act are relevant to this application, and should be considered when a decision is made. Members are advised that for the reasons identified in the report the impact of the development in these respects will be minimal and the separate rights of individuals under this legislation will not be prejudiced.

## **7. 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;
  2. the Design & Access Statement;
  3. the Desk-Top Study for Contamination;
  4. Drawing Number 7/3/2010/1
  5. Drawing Number 7/3/2010/2
  6. Drawing Number 7/3/2010/3

7. Drawing Number 10013/04
8. the Notice of Decision;
9. any such variation as is approved in writing by the Local Planning Authority.

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

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved, in writing, by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure the works harmonise as closely as possible with the existing buildings and to ensure compliance with Policy LE19 of the Carlisle District Local Plan 2001-2016.

4. Details shall be submitted of the proposed hard surface finishes within the proposed scheme and approved, in writing, by the Local Planning Authority before any site works commence.

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

5. Details of the heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwelling and access/parking areas shall be submitted to and approved, in writing, by the Local Planning Authority before any site works commence.

**Reason:** To ensure that the approved development overcomes any problems associated with the topography of the area and safeguards the living conditions of neighbouring residents in accordance with Policies CP5 of the Carlisle District Local Plan 2001-2016.

6. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved details, unless otherwise agreed, in writing, by the Local Planning Authority.

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

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

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

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

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

9. 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 work is likely to lead to inconvenience and danger to road users in accordance with Local Transport Policy LD8.

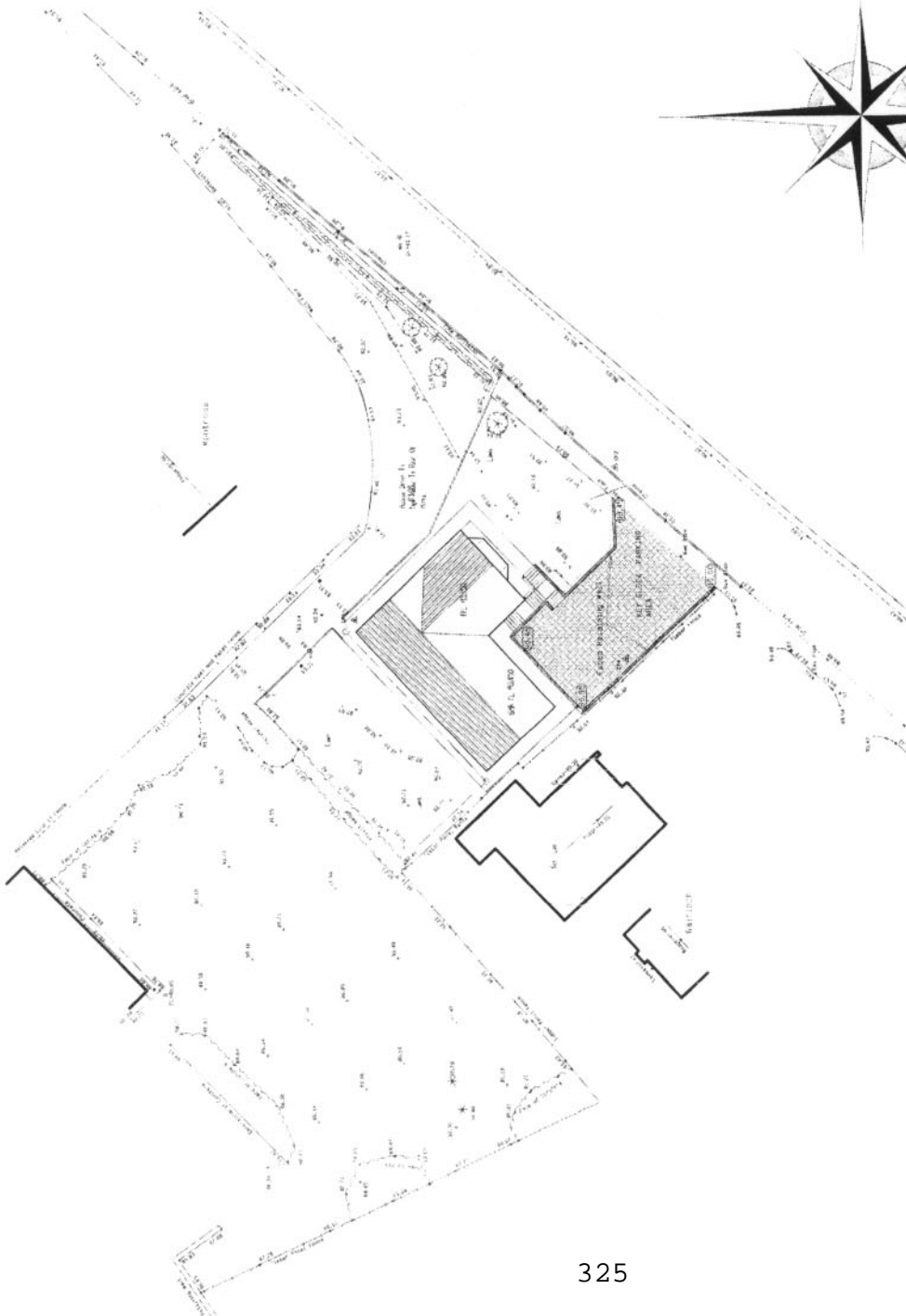
10. The development shall not commence until visibility splays providing clear visibility of 2.4 metres by 43 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

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

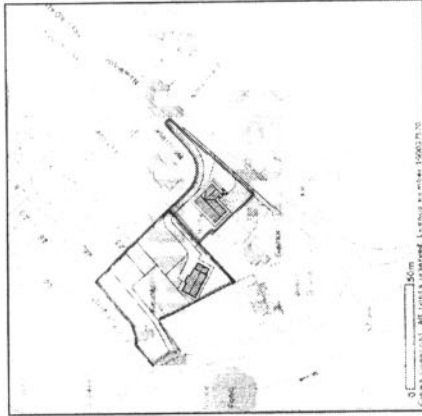
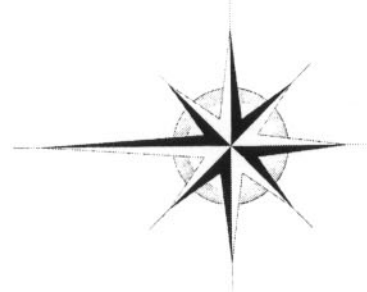
11. No development shall commence until the proposed means of surface water disposal have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that the means of disposal is acceptable and to ensure compliance with Policy CP9 of the Carlisle District Local Plan 2001-2016.

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BLOCK PLAN 1/200



LOCATION PLAN 1/1250

12/04/2008  
10/02/08

**TSADA BUILDING DESIGN SERVICES**

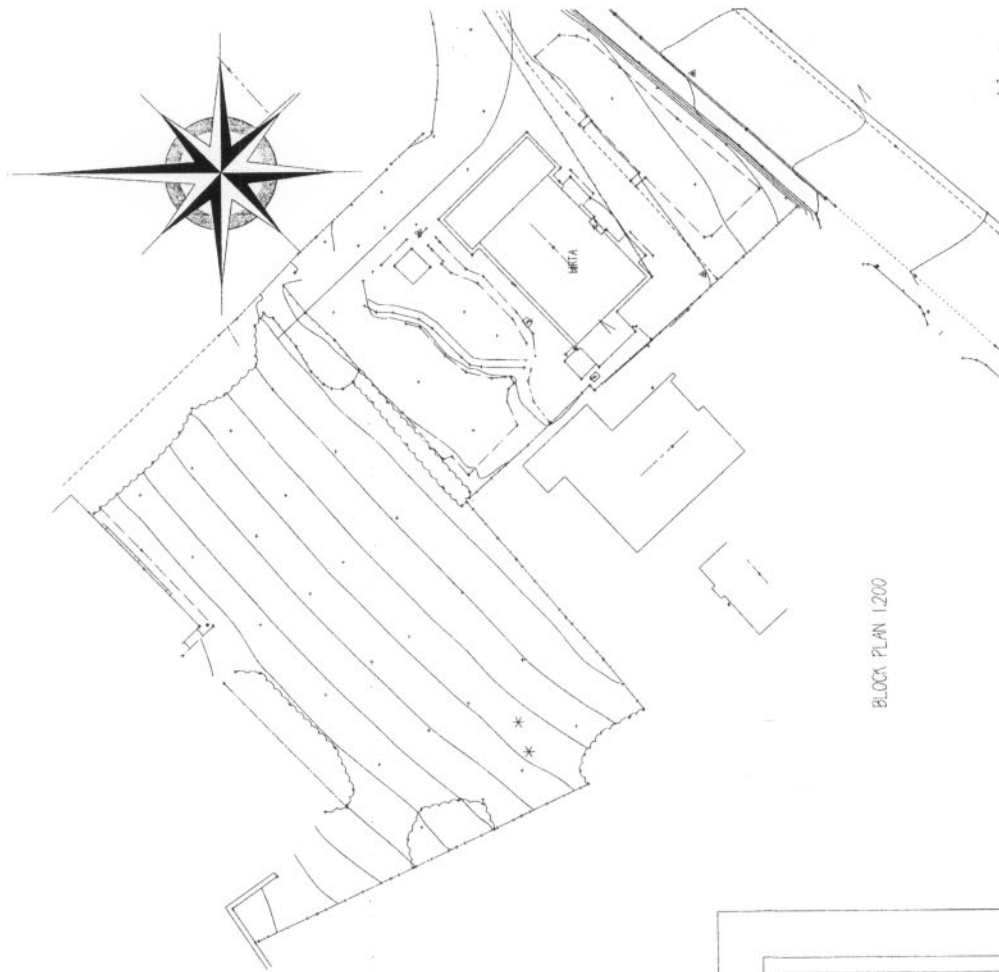
Tsada Building Design Services, LLC  
10000 S. 10th Avenue, Suite 100  
Tampa, Florida 33613  
Telephone: (813) 228-7910

**Job title**

PLATE 100 LOCATION PLAN  
10000 S. 10th Avenue, Suite 100

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Drawing by WJW/EL		Amendments		Client W. J. W. W. J. L. L. J. L. L. J. L. L.	Dwg No. 10000 S. 10th Avenue, Suite 100
Date 3/2/2010					
				Scale 1/8" = 1'-0"	



1:2 AUG 2009  
10/0233

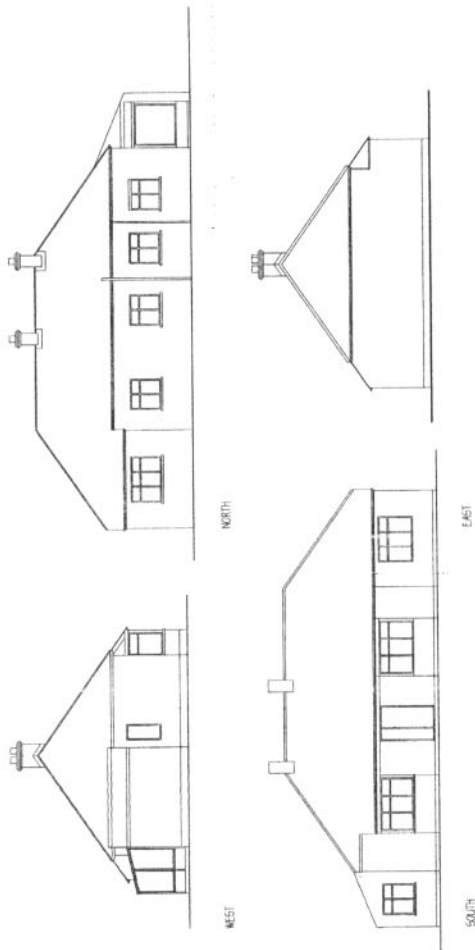
# **TSADA BUILDING DESIGN SERVICES**

Tsada Cottage, Longdown, Carlisle, Cumbria CA5 2NY  
Telephone: 01229 791837

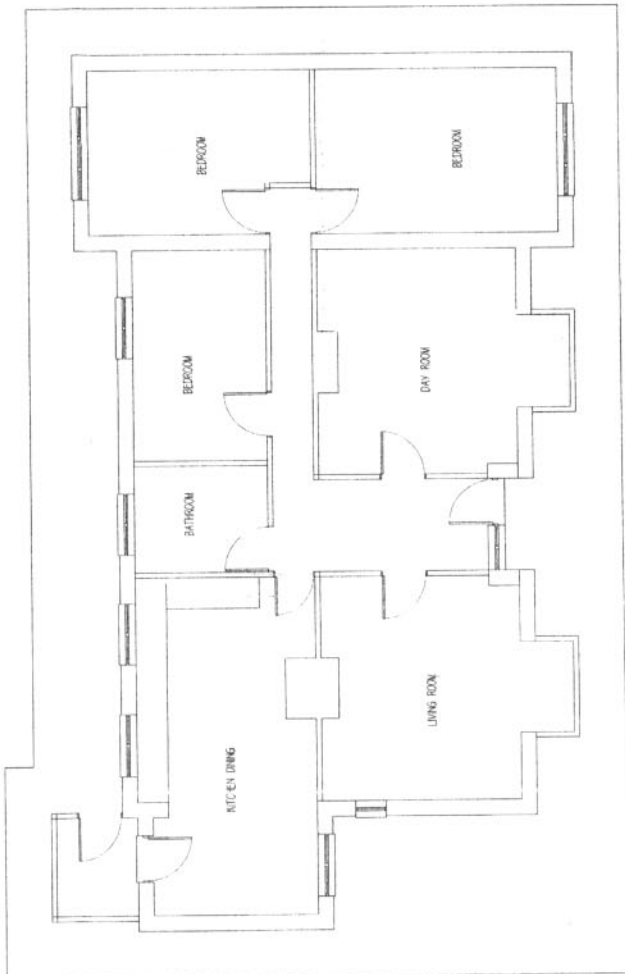
**Job title**  
EXISTING PLANS FOR HETA BRAMPTON

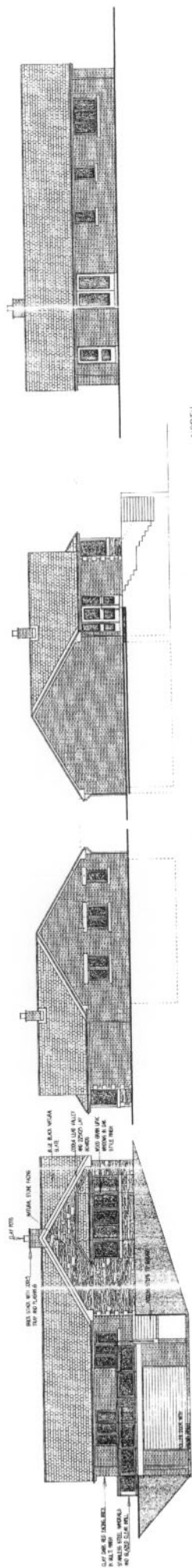
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Drawing by	Amendments	Client	Dwg No.	
			7520/01	Scale
WISFALLER		MR & MRS A FRESH KELLEN BRAMPTON		AS SHOWN
Date				
9/3/2010				



ELEVATIONS 1:100





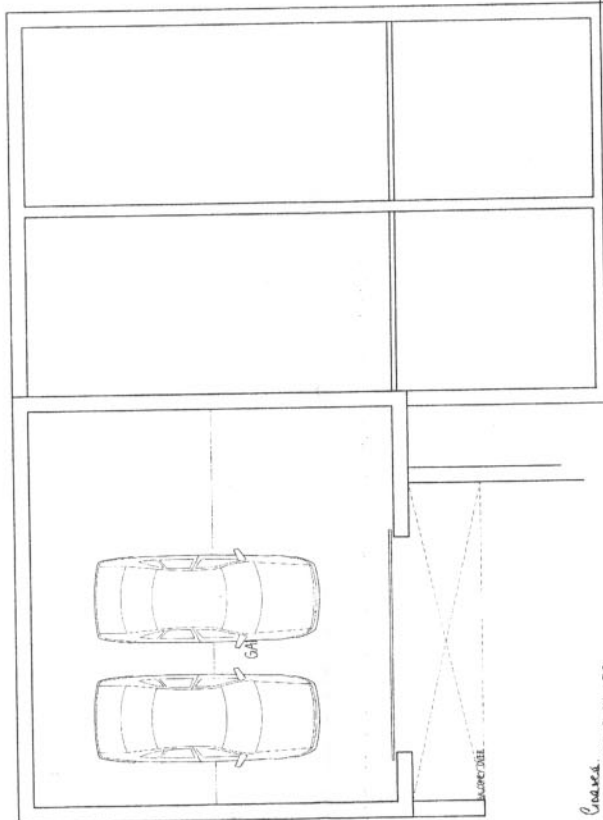
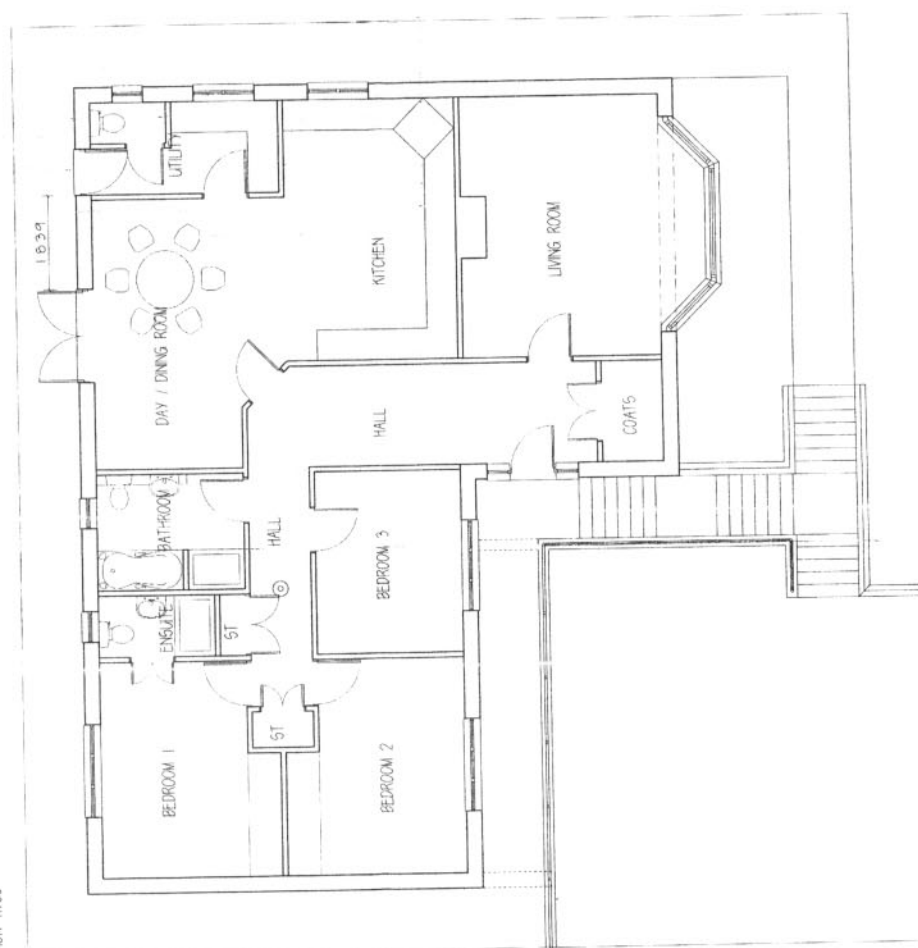
NORTH

WEST

EAST

SOUTH

ELEVATION 1:100



Ground Floor Plan 1:50

# TSADA BUILDING DESIGN SERVICES

TSADA Cottage, Longueville, Newcastle, NSW 2228  
Telephone: (01228) 791 8077

Job title  
PROPOSED REPLACEMENT DWELLING FOR 407A  
TREE ROAD BRAMPTON

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GROUND FLOOR PLAN 1:50

Drawing by	Client	Amendments	Dwg No.
WIFE ALDER	MR L. & A. 1989/1		719201072
Date	5/9/2010		Scale
			AS SHOWN

## SCHEDULE A: Applications with Recommendation

10/0239

Item No: 16

Date of Committee: 11/06/2010

**Appn Ref No:**  
10/0239

**Applicant:**  
Mr & Mrs Farish

**Parish:**  
Brampton

**Date of Receipt:**  
16/03/2010

**Agent:**  
Tsada Building Design  
Services

**Ward:**  
Brampton

**Location:**  
Hirta, Tree Road, Brampton, CA8 1TX

**Grid Reference:**  
353526 560764

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**Proposal:** Demolition Of Dwelling Including Boundary Wall; Erection Of 3No.  
Bedroom Dwelling, Understorey Garage, Access Parking And Drive  
(Conservation Area Consent For Demolition)

**Amendment:**

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### REPORT

**Case Officer:** Shona Taylor

### Reason for Determination by Committee:

This application is brought before the Development Control Committee for determination as Brampton Parish Council has objected to the scheme.

### 1. Constraints and Planning Policies

Local Plan Pol CP5 - Design

Local Plan Pol LE19 - Conservation Areas

Local Plan Pol H2 - Primary Residential Area

Local Plan Pol LE17-Dev.Involving Dem.Unlisted Bldgs CA

### 2. Summary of Consultation Responses

**Carlisle Airport:** no objections;

**Brampton Parish Council:** has questioned whether it is appropriate to demolish a 1920's building in a Conservation area and whether or not the property's age is

sufficient justification. Concern has also been expressed that the new access arrangements are inadequate with current day standards. The Parish Council also seeks clarification whether there are plans to improve the public footpath at the property if permission is granted and the wall is demolished;

**Cumbria County Council - (Highway Authority):** no objections;

**Local Environment (Drainage Engineer):** awaiting response;

**United Utilities:** awaiting response;

**Local Environment - Environmental Protection:** no observations;

**Planning - Planning Policy & Conservation - Peter Messenger:** has verbally confirmed that there are no objections to the proposal.

### 3. Summary of Representations

#### Representations Received

Initial:	Consulted:	Reply Type:
Mantrose	23/03/10	
Yeh Loo	23/03/10	
Kielder	23/03/10	
Kara Wood	23/03/10	
23 Becksides Gardens	23/03/10	
Sungarth	23/03/10	
1 Beech Grove	23/03/10	
2 Beech Grove	23/03/10	
Gairloch	23/03/10	
Tree House		Comment Only

3.1 This application has been advertised by means of site and press notices as well as notification letters sent to ten neighbouring properties. In response one letter of objection has been received. The grounds of objection are summarised as;

1. It is unfortunate that the development involves the part destruction of an 18th century wall within a Conservation Area. Whilst the wall is not what may be termed a "significant building" it is nevertheless a feature of the history of Brampton.
2. It is expected that any reconstruction of the wall (subsequent to the opening being created) would match, very precisely, the original wall.

### 4. Planning History

4.1 In 2007 permission was granted for the erection of a detached dwelling with shared access and footpath on land to the rear of Hirta (application reference

07/0155).

- 4.2 Also in 2007 revised planning permission was again granted for amendments to the approved dwelling (application reference 07/0664).
- 4.3 Later in 2007 permission was again granted for further amendments to the approved dwelling, which included the introduction of a basement level, (application reference 07/1266).
- 4.4 In 2009 a revised permission was granted for the erection of a detached dwelling together with shared access and footpath on land to the rear of Hirta (application reference 09/0523).

## **5. Details of Proposal/Officer Appraisal**

### **Introduction**

- 5.1 This application seeks “Conservation Area Consent” for the demolition of a three bedroom detached bungalow, which is situated on Tree Road, Brampton, opposite Brampton Cottage Hospital. The property, which is known as Hirta, is a 1920's bungalow with various alterations and extensions which have been added over the last 30 years.
- 5.2 The site is situated within the Brampton Conservation Area and the surroundings to the application site are predominantly residential, although the Cottage Hospital is located on the other side of the road from the site.

### **Proposal**

- 5.3 The applicant proposes to demolish the building with a view to redeveloping the site with a replacement bungalow. Part of the redevelopment proposal also includes a basement and garaging with a parking area to the front. This will involve the demolition of part of the boundary wall to the front, which also requires Conservation Area Consent for its removal. The application which relates to the dwelling, precedes this report in the schedule (10/0238).

### **The Assessment**

- 5.4 The relevant planning policies against which the application is required to be assessed are Policies LE17 and LE19 of the Carlisle District Local Plan 2001-2016.
- 5.5 The proposal raises the following planning issues:
  - 1. Whether The Demolition Of The Dwelling And The Boundary Wall Is Acceptable.
- 5.6 The justification for the removal of this property is provided in the preceding report in the Schedule. In summary, although the appearance of the existing dwelling does not harm the character or setting of the Brampton

Conservation Area, given that there is an acceptable proposal to replace the building there is no policy justification for its retention.

- 5.7 In light of this, the proposal to demolish the property with a view to redeveloping the site is acceptable. It is, however, recommended that a condition is imposed that prevents the demolition of the building prior to a contract being agreed for the redevelopment of the site. That contract would have to relate to an "approved" scheme to redevelop the site.
- 5.8 The demolition of part of the boundary wall is an integral feature of the proposed redevelopment of the site. The Conservation Area Officer has raised no objections to the proposal and, as such, it is considered to be acceptable.
- 5.9 Members are advised that if they were minded not to approve the application to redevelop the site (10/0238), which precedes this report in the Schedule, it would not be appropriate to approve this application. To do so may increase the likelihood of the site being cleared and left undeveloped, which would detract from the Conservation Area. In the absence of an approved scheme to redevelop the site, the approval of this application would be premature.
- 5.10 In conclusion, it is recommended that Members approve this application, but only if permission has been granted for the redevelopment of the site in accordance with application 10/0238. If that application is refused this application should also be refused on the grounds of prematurity and the potential adverse impact on the setting and appearance of the Brampton Conservation Area.

## **6. Human Rights Act 1998**

- 6.1 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:
- Article 6** bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;
- Article 7** provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;
- Article 8** recognises the "Right To Respect for Private and Family Life";
- 6.2 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need;

- 6.3 Article 8 and Article 1 of Protocol 1 of the Human Rights Act are relevant to this application, and should be considered when a decision is made. Members are advised that for the reasons identified in the report the impact of the development in these respects will be minimal and the separate rights of individuals under this legislation will not be prejudiced.

**7. 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 building shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

**Reason:** To safeguard against premature demolition in accord with Policy LE17 of the Carlisle District Local Plan 2001-2016.

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## SCHEDULE A: Applications with Recommendation

10/0206

Item No: 17

Date of Committee: 11/06/2010

**Appn Ref No:**  
10/0206

**Applicant:**  
Mr Neil Fell

**Parish:**  
Wetheral

**Date of Receipt:**  
04/03/2010

**Agent:**  
CTM Group

**Ward:**  
Wetheral

**Location:**  
Wheelbarrow Farm, Scotby, Carlisle, CA4 8AD

**Grid Reference:**  
343809 556363

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**Proposal:** Excavation In Existing Pasture To Form Slurry Storage Lagoon

**Amendment:**

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### REPORT

**Case Officer:** Richard Maunsell

### Reason for Determination by Committee:

This application is brought for determination by Members of the Development Control Committee due to an objection having been received from Wetheral Parish Council.

### 1. Constraints and Planning Policies

**Ancient Monument**

**Local Plan Pol CP1 - Landscape Character**

**Local Plan Pol CP5 - Design**

**Local Plan Pol CP11-Prot.Groundwaters &Surface Waters**

**Local Plan Pol CP13 - Pollution**

**Local Plan Pol LE7-Buffer Zone Hadrians Wall W.Herit.Site**

**Local Plan Pol LE25 - Agricultural Buildings**

### 2. Summary of Consultation Responses

**Cumbria County Council - (Highway Authority):** no objection;

**Environment Agency (N Area (+ Waste Disp)):** the proposed development must fully comply with the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991 (as amended 1997) and Protecting our Water, Soil and Air - the Code of Good Agricultural Practice for Farmers, Growers and Land Managers.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater. Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway.

The Environment Agency must be informed of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before the structure is brought into use.

The applicant should be made aware of the requirement to comply with 5 months slurry storage capacity, this is required as the site falls within a Nitrate Vulnerable Zone;

**Local Environment - Environmental Protection:** no objection;

**Wetheral Parish Council:** the Parish Council has concerns regarding this application. The farm is situated adjacent to the Henry Lonsdale Trust Home, a residential home for 40-60 residents. There are internal and external areas where family and elderly residents can walk etc. The Parish Council has concerns relating to the smell/ flies and would prefer to see a different type of tank than the one proposed. The lagoon will only be enclosed by a cattle fence. There is a potential risk of drowning if one of the residents (many of whom suffer from dementia) fell in.

Being in close proximity to the Stone Eden Children's Nursery School, the Parish Council also have concerns regarding any smell due to the westerly winds;

**English Heritage - North West Region:** no comment; and

**Hadrians Wall Heritage Limited:** comments awaited.

### **3. Summary of Representations**

#### **Representations Received**

Initial:	Consulted:	Reply Type:
Wheelbarrow Hall	12/03/10	
Stone Eden Nursery	12/03/10	
Holme Park Farm	12/03/10	
1 Holme Park	12/03/10	
2 Holme Park	12/03/10	
3 Holme Park	12/03/10	
Rose Park	12/03/10	
Aglionby Grange	12/03/10	
The Farmhouse	12/03/10	

- 3.1 This application has been advertised by means of a site notice and direct notification to the occupiers of ten of the neighbouring properties. At the time of writing this report, one letter of objection has been received and the main issues raised are summarised as follows:
1. there is clearly a significant risk of a foul smells being generated from the new slurry lagoon, which could affect the health and wellbeing of the elderly residents of the nearby residential home, as well as the members of staff who work there on a daily basis;
  2. there are a significant number of residents with severe dementia. There is a risk that in the event of any of these patients escaping from the home, they could find their way to the lagoon and suffer real harm given the fact that other than fencing, there is nothing detailed within the proposal to cover the facility and thus prevent access to the lagoon; and
  3. the objection letter encloses an extract from a newspaper article which details the concerns of neighbours of a farm with a slurry lagoon that is located elsewhere in the country.

#### **4. Planning History**

- 4.1 Planning permission was granted in 2003 for the erection of an agricultural building for housing livestock.
- 4.2 Later in 2003, planning consent was granted for the erection of a calf rearing building.
- 4.3 In 2004, planning permission was granted for the erection of an agricultural workers dwelling.
- 4.4 A revised application was granted in 2005 for the erection of an agricultural workers dwelling and formation of a new residential access.
- 4.5 Later in 2005, planning permission was granted for alterations and improvements to widen an existing farm access.
- 4.6 A planning application for the construction of a garage was submitted in 2006 but was withdrawn prior to determination.
- 4.7 In 2006, planning consent was granted for the construction of a new domestic garage and amenity area above.
- 4.8 Planning permission was granted in 2006 for the erection of covered stock pens.
- 4.9 In 2007, planning consent was granted for an extension to create a farming

facility building.

- 4.10 Consent was granted in 2007 under the prior determination procedure for the formation of a covered storage area.
- 4.11 In 2008, planning permission was granted for the change of use of a farm building to provide a general and office record storage facility.
- 4.12 Temporary planning consent was granted in 2009 for the installation of a 15m wind mast for a period of 3 months.

## **5. Details of Proposal/Officer Appraisal**

### **Introduction**

- 5.1 The application seeks "Full" planning permission for the formation of a slurry lagoon at Wheelbarrow Farm, Aglionby, Carlisle. The farm is located on the north-west fringe of Aglionby. The site upon which the lagoon would be located is agricultural land, bounded to the east by the farm steading and to the north with open countryside on the remaining two sides. The land is relatively level and open with hedging along the boundary with the A69 to the south. To the south-east, is Stone Eden Nursery and 154 metres to the south-west is a residential care home.
- 5.2 The proposed lagoon would be sited immediately to the east of the farm. The lagoon would be enclosed by a raised bund that would measure 100 metres in length by 68 metres in width. The lagoon would be sited within this bund and would measure 55 metres by 30 metres. The earth bund would be formed from material excavated from the site. The height difference between the bottom of the lagoon and the height of the bund would be 4.7 metres and the lagoon would have a capacity of 4546.09 cubic metres or 1 million gallons of slurry. A 2 metre high protective fence with two rows of barbed wire would be erected on top of the earth bunds. In addition, rabbit-proof fencing would be placed around the site. Access to the lagoon would through the existing farm steading.

### **Background**

- 5.3 The application is accompanied by a Design and Access Statement which states that as a consequence of legislation governing the spreading of slurry on the land, it has become necessary to expand the existing storage facility on the farm. The applicant considered that the formation of the lagoon would be visually more acceptable than extending or constructing a cylindrical metal or concrete tower.

### **Assessment**

- 5.4 The relevant planning policies against which the application is required to be assessed are Policies CP1, CP5, CP11, CP13, LE7 and LE25 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning

issues.

## 1. Visual Impact On The Character Of The Surrounding Area

- 5.5 The lagoon would be located in an open field, adjacent to the farm stabling. The application site is the closest available land to the farm that is suitable to meet the needs of the lagoon and the operational requirements of the farm in terms of transferring the slurry. In light of this, it is accepted that there is a need for the lagoon to be situated in the location specified.
- 5.6 The lagoon would be sited adjacent to existing agricultural buildings and although there would be some artificial remodelling and raising of the ground levels around the lagoon itself, once complete and the area re seeded, the development would not adversely affect the character or appearance of the area.
- 5.7 Any visual impact that the lagoon may have would be minimised by the bunds being re seeded with grass and the location adjacent to agricultural buildings. Once complete, the lagoon would blend with the agricultural land. The scale and form of the lagoon is commensurate with the scale of the agricultural operation and the proposal accords with advice contained within PPS7 together with Local Plan policies.

## 2. Impact Of The Proposal On The Environment/Biodiversity Issues

- 5.8 Planning Policy Statement 7 "Sustainable Development in Rural Areas" recognises the important varied roles of agriculture and its need to become more competitive, sustainable and environmentally friendly whilst complying with changing legislation and associated guidance.
- 5.9 Under the Water Framework Directive, areas of land are being designated as Nitrate Vulnerable Zones (NVZs), which are to be fully implemented by 2010. Wheelbarrow Farm has been designated as being within an NVZ in order to meet the increased demands of European Legislation on nitrates.
- 5.10 Part of NVZ legislation, imposes a closed period when no spreading of slurry is allowed. This period is from 1st August to 31st December for arable land or 1st September to 31st December for grassland. In addition, from the 1st January until the last day of February the maximum amount of slurry that can be applied at any one time is 50 cubic metres per hectare with at least three weeks between each individual application. Farms, therefore, have to ensure that they have a minimum of five months storage capacity to meet NVZ requirements.
- 5.11 The proposed lagoon corresponds with current environmental recommendations for the management of slurry. The lagoon will enable the cattle slurry that is produced on the farm to be stored throughout the winter. It can then be spread at the optimum time (late winter and through the growing season) to take best advantage of the nutrients it contains and minimise the risk of diffuse pollution due to run-off, which occurs where slurry is spread

when ground conditions are inappropriate such as when they are frozen or waterlogged. This approach is likely to provide significant environmental benefits through enabling environmentally responsible management of slurry on the farm.

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

- 5.12 Policies CP5 and LE25 of the Local Plan both seek to ensure that there is no adverse impact on the residential amenity of adjacent properties. The closest premises is Stone Eden Nursery, situated approximately 62 metres to the south-east of the application site. Rosehill Henry Lonsdale Home which is a residential home, is located to the south-west, its grounds being 154 metres from the application site. Given the distance from these neighbouring buildings, the lagoon would not be visually intrusive or create any additional adverse impact on the living conditions of the occupiers of these properties, through noise or odours over and above those usually associated with farming activities in rural areas.

### 4. Impact Of The Proposal On Hadrian's Wall Buffer Zone

- 5.13 Within the buffer zone of Hadrian's Wall Military Zone World Heritage Site proposals for development which would have an unacceptable impact on the character and/or setting of the World Heritage Site will not be permitted. Development within or adjacent to existing settlements, established farmsteads and other groups of buildings will be permitted, where it is consistent with other policies, providing that the proposal reflects the scale and character of the existing group of buildings; and there is no unacceptable adverse effect on the character and/or appearance of the Hadrian's Wall Military Zone World Heritage Site.
- 5.14 The lagoon would be well related to the existing buildings and the boundaries of the field. The proposal would be aesthetically acceptable within the visual context of the area. English Heritage has raised no objection.

### 5. Other Matters

- 5.15 The Environment Agency (EA) has been consulted and raised no objections to the proposal; however, the development must fully comply with the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991 (as amended 1997) and 'Protecting our Water, Soil and Air - Code of Good Agricultural Practice for Farmers, Growers and Land Managers'. Under this Legislation the EA must be informed of new, reconstructed or enlarged structures at least 14 days prior to the structure being brought into use. An informative has been included within the decision notice drawing the applicant's attention to this requirement.
- 5.16 Concern has been raised in regard to the prevention of unauthorised access to the lagoon from children and animals. The lagoon would be enclosed by a 2 metre high non-climbable fence with lockable gates. The height of the boundary structure would be in excess of the Health & Safety Executive

requirements under their legislation "Construction (Design and Management) Regulations" (2007). It is therefore considered that these will reduce any possible risks to human and animal welfare. There is reference in both the Parish Council response, and the objections from a local resident, to risks of persons from the Rosedale Henry Lonsdale Home gaining entry to the site and, in a confused state of mind, being at risk of drowning. However, this proposal is considered to be no greater a risk to the well-being of residents than exists to them now due to the Home's close proximity to the motorway. There is no evidence of existing or indeed previous residents having harm caused to them from its presence and much greater accessibility so it is highly unlikely that the slurry lagoon would be a greater threat.

- 5.17 A further issue raised by the objector, relates to potential odour pollution from the farm and includes a press article from 'Garforth Today'. The article reports odour pollution experienced by local residents from a slurry lagoon in Swillington, Garforth. Whilst this serves to highlight a potential problem, the fundamental difference is that the applicant's business is a beef farm where the potential for odour nuisance would be greatly reduced compared to the pig farm featured in the press article. The proposed lagoon would be 50 metres west of the existing slurry tower where, the applicant states, there has previously been no complaints regarding odour; furthermore, the applicant has stated that he will undertake to place an additive to the slurry which should further minimise this potential issue.

## **Conclusion**

- 5.18 In conclusion, the scale and design of the lagoon would be commensurate with the farming operation would not have an adverse impact upon the landscape character of the surrounding area or the setting of the World Heritage Site. The lagoon would be positioned sufficient distance from the neighbouring premises to ensure that the living conditions are not adversely affected.
- 5.19 The applicant also has a requirement to comply with the various EA Legislation which governs the structural integrity of the lagoon and its potential to seep into watercourse. In all aspects the proposal is considered to be compliant with the objectives of the relevant Local Plan policies.

## **6. Human Rights Act 1998**

- 6.1 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:

**Article 6** bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

**Article 7** provides that there shall be "No Punishment Without Law" and

may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;

**Article 8** recognises the "Right To Respect for Private and Family Life";

- 6.2 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need;
- 6.3 Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

## **7. 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. Prior to the lagoon being brought into use, the 2 metre high protective fencing and gates around the lagoon shall be completed in accordance with the details in the Design and Access Statement received from CTM Groundworks on 3 March 2010. The fencing and gates shall not be altered or removed without the prior written approval of the Local Planning Authority.

**Reason:** To ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

3. The approved documents for this planning consent shall comprise:

1. the submitted planning application form;
2. site location plan received 3rd March 2010;
3. block plan received 3rd March 2010;
4. drawing number E2280/02/A;
5. the decision notice;

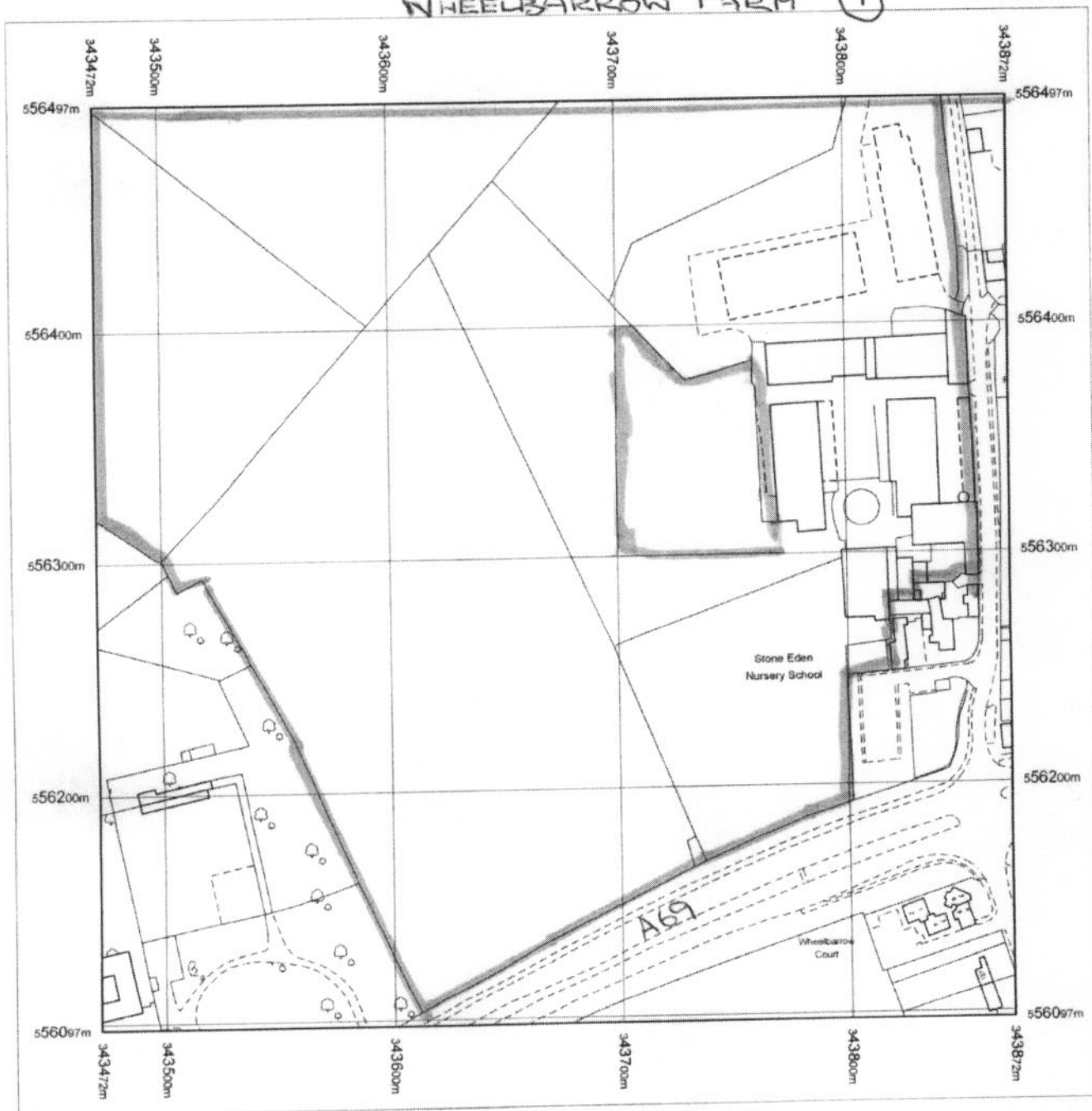
any such variation as is approved in writing by the local planning authority.

**Reason:** For the avoidance of doubt and to ensure compliance with the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

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WHEELBARROW FARM ①



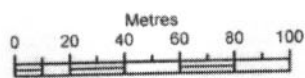
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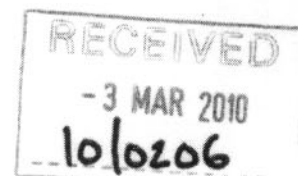
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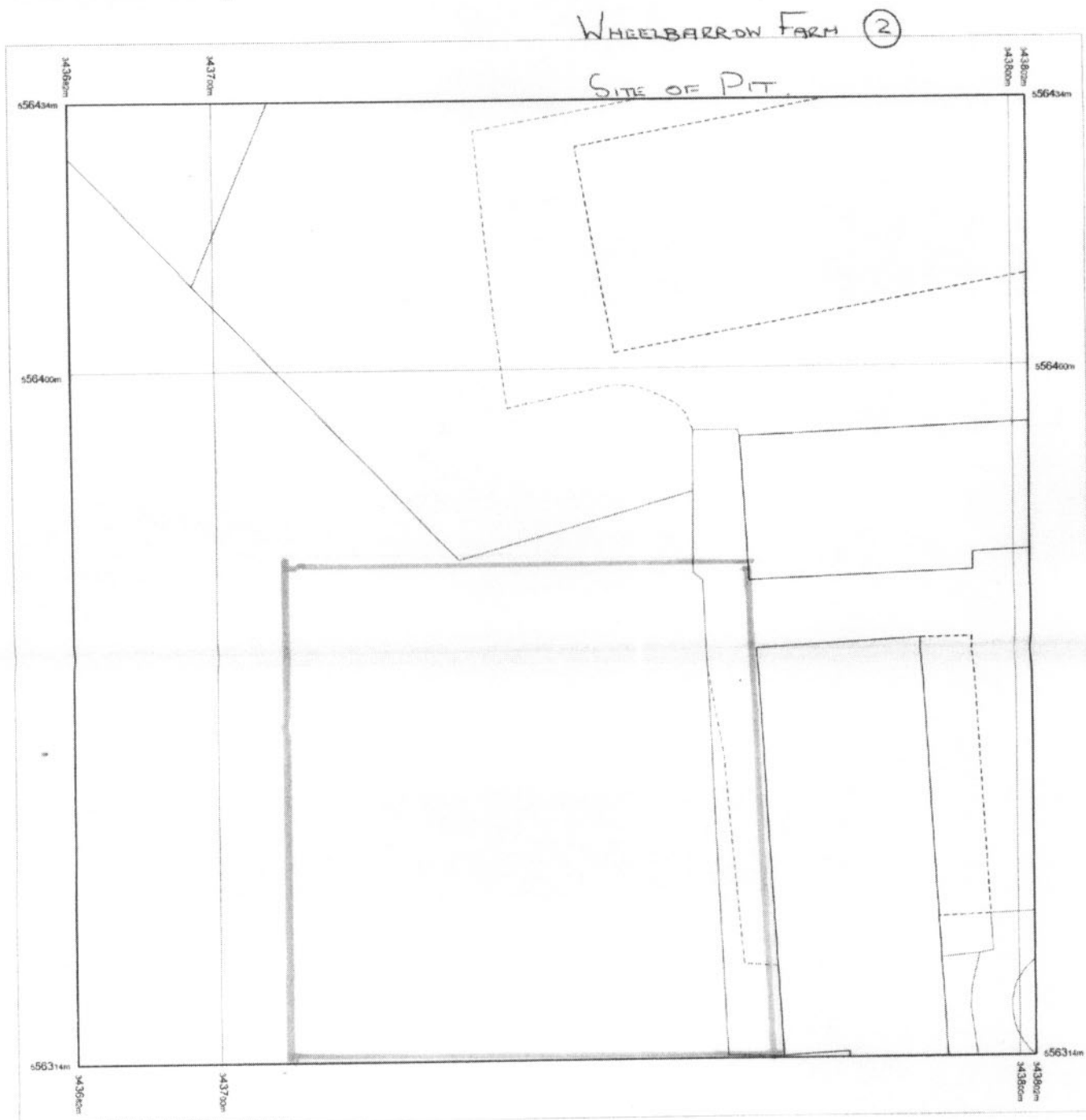


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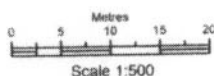
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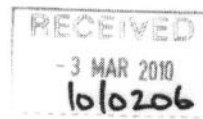
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Hz 1:500  
Vt 1:500

25.000m

Chainage	
Proposed	
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Section 1

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Chainage	
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Section 2

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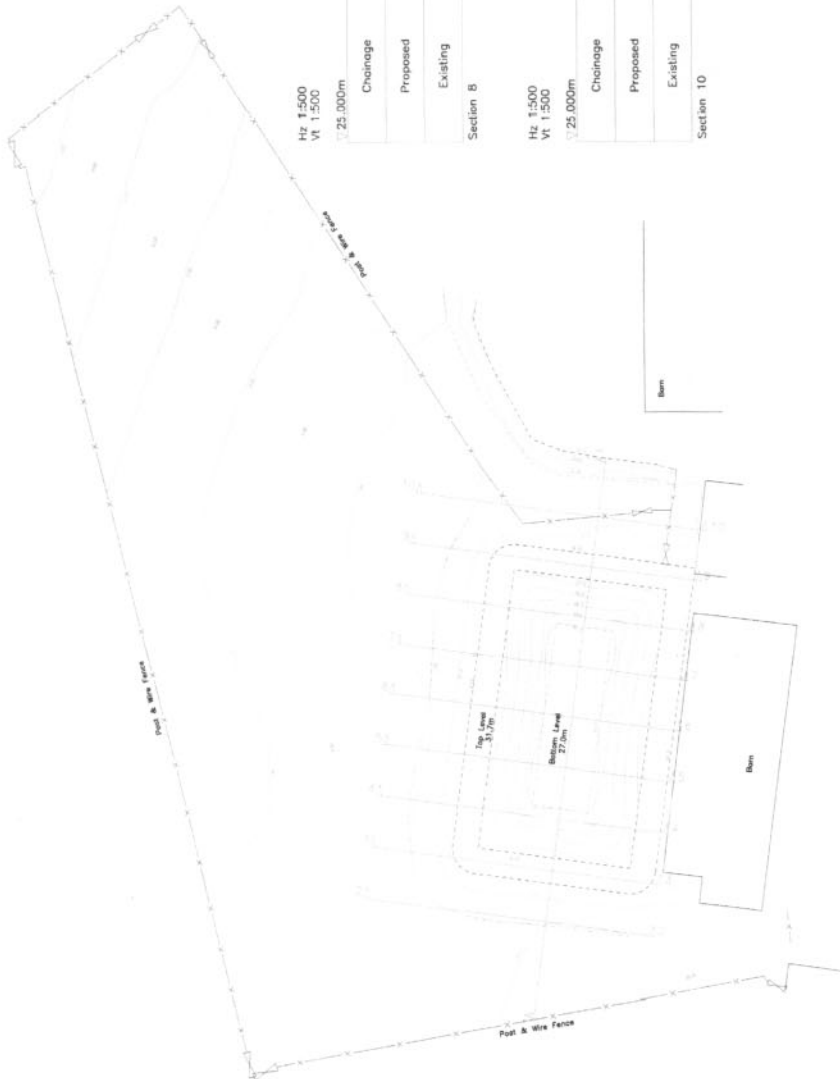
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Section 10



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- 3 MAR 2010  
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dimension Surveys Ltd Suite 7, Cumbria House, Gtelly Road Penrith, Cumbria, CA11 9PT Telephone Number: 01769 881814 www.dimension-surveys.co.uk e-mail: survey@dimension-surveys.co.uk	
Client	CT M Groundworks
Project	Westbarn Hall Farm
Description	Proposed Waste Pit
Surveyed	06/04/2008
Drawn	08/02/2010
Sheet	E2280/02/A
Scale	1:500

## SCHEDULE A: Applications with Recommendation

10/0005

Item No: 18

Date of Committee: 11/06/2010

**Appn Ref No:**  
10/0005

**Applicant:**  
Mr Hodgson

**Parish:**  
Wetheral

**Date of Receipt:**  
06/01/2010

**Agent:**  
Planning Branch Ltd

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Willowdene, 14 Broadwath Holdings, Heads Nook,  
CA8 9BB

**Grid Reference:**  
348570 555006

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**Proposal:** Erection Of Replacement Dwelling

**Amendment:**

1. Revised Floor Plans And Elevations
  2. Revised Site Plan
- 

### REPORT

**Case Officer:** Richard Maunsell

### Reason for Determination by Committee:

This application is brought for determination by Members of the Development Control Committee due to the scale of the proposed replacement dwelling being contrary to the Local Plan policy.

### 1. Constraints and Planning Policies

**Local Plan Pol DP1 - Sustainable Development Location**

**Local Plan Pol CP1 - Landscape Character**

**Local Plan Pol CP5 - Design**

**Local Plan Pol CP9 - Devel., Energy Conservation and Effic.**

**Local Plan Pol CP12 - Foul&Surf.Water Sewerage/Sew.Tr.**

**Local Plan Pol H10 - Replacement Dwgs in Rural Area**

**Local Plan Pol T1- Parking Guidelines for Development**

## **2. Summary of Consultation Responses**

**Cumbria County Council - (Highway Authority):** no objection;

**Local Environment (former Community Services) - Drainage Engineer:** the applicant indicates proposal of foul sewage to a private treatment plant, septic tank or cess pit. The applicant must make sure through the Building Control process that the plant is adequately sized to meet treatment demand. The applicant must also obtain any necessary consent from the Environment Agency and planning permission if the plant serves more than one property.

The applicant indicates disposal of surface water to a sustainable drainage system, which is an acceptable method of disposal.

There is no knowledge of flooding issues at this site;

**United Utilities:** no objection; and

**Wetheral Parish Council:** no objection but the Parish Council would like assurances that the sight lines are clear for any vehicles entering or leaving the property, as the access is situated close to a bend on a busy local road.

## **3. Summary of Representations**

### **Representations Received**

Initial:	Consulted:	Reply Type:
Allenwood	13/01/10	
Oakdene	13/01/10	
15 Broadwath Holdings	13/01/10	

- 3.1 This application has been advertised by means of a site notice and direct notification to the occupiers of three of the neighbouring properties. At the time of writing this report, no representations have been received.

## **4. Planning History**

- 4.1 There is no planning history relating to this site.

## **5. Details of Proposal/Officer Appraisal**

### **Introduction**

- 5.1 This application seeks “Full” planning permission for the erection of a replacement dwelling at Willowdene, 14 Broadwath Holdings, Heads Nook, Carlisle. The proposal relates to a modestly proportioned, two storey detached dwelling, which is situated within a generous garden, 180 metres to the south of the hamlet of Burnrigg. The surroundings to the site are wholly rural, with the exception of two residential dwellings located immediately adjacent to the south-east of the site with a further property approximately 65 metres to the south-west of the site. The existing dormer property is finished using roughcast render under a slate roof.
- 5.2 The site is accessed from the Burnrigg to Cumwhitton road. Close to the railway crossing, is a private road that serves two of the neighbouring properties to the east of the application site. On a corner of this lane, is the access to the site which leads through established and mature landscaping.
- 5.3 The application site, which extends to around 2436 square metres, is rectangular in shape. Adjacent to the north-east boundary of the site is Willowdene, with its domestic curtilage situated predominantly to the south and west of the existing dwelling. It is proposed to demolish the property, which has a footprint of 87.5 square metres and erect a replacement dwelling. The proposed dwelling would occupy a footprint measuring 115 square metres and it would be constructed 3 metres west of its current position.
- 5.4 The accommodation to be provided within the proposed dwelling would consist of a porch, hallway, office, utility room, cloakroom, 2no. W.C.s, lounge and dining room (all at ground floor) with 2no. bedrooms, a bathroom and a master bedroom with ensuite bathroom being located at the first floor,. It is intended to form a play room within the roof void.
- 5.5 The appearance of the proposed dwelling would be traditional in character but would incorporate some more contemporary elements. It would have a timber frame construction but be faced in a lime render finish. The corners of the building would be rounded and the pitched roof would be finished in natural slate. Windows would be timber framed and the proposed porch would be constructed from green oak.
- 5.6 The foul drainage system would connect into an existing septic tank and surface water would be discharged to a soakaway. The development would potentially incorporate a ground source heat pump and a rainwater harvesting system.

## **Assessment**

- 5.7 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP1, CP5, CP9, CP12, H10 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:
  1. Principle Of Residential Development In Rural Area
- 5.8 Ordinarily, new residential development in this location would not be

acceptable but this application seeks consent to erect a replacement dwelling. Consequently, the principle of erecting a replacement dwelling is- in general terms- not itself an issue, provided that the proposals can demonstrate compliance with the criteria identified within Policy H10 of the Local Plan and are, likewise, not in conflict with any other relevant planning policies. The issues raised are discussed in more detail in the analysis which follows.

## 2. Scale And Design

5.9 The principal objective of Policy H10 is to retain the stock of smaller housing units in the rural area. Whilst the existing dwelling is modest in terms of its footprint and accommodation, it is situated within a sizeable plot (almost 0.25 hectares in area) that affects the extent to which it is truly "affordable". This is an important point in that the thrust of Policy H10 is to avoid smaller, and hence more "affordable", properties being lost from the overall housing stock that is available and being replaced with more substantial dwellings.

5.10 The key aspect of the policy is criterion 2, which requires that the footprint of the replacement dwelling is no greater than a 15% increase in the footprint of the original dwelling. In this instance the replacement dwelling represents a 31% increase in the footprint of the original dwelling, which would be contrary to the policy criteria. Although the replacement dwelling would incorporate accommodation provided at three floors (by utilising the roof space) the wording of the policy is such that it does not preclude two storey dwellings being designed to have a useable attic area.

5.11 Each application has to be considered on its own merits; however, Section 54A of the Town and Country Planning Act 1990 states:

"Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

5.12 In short, where the development plan has policies which affect the proposal they will dictate the decision unless there are other material considerations which should take precedence. Other material considerations need to be both significant and unique to the proposal to prevent the decision being used as a precedent for subsequent applications elsewhere. In this instance, material considerations which may be persuasive in favour of approval are:

- how the development fits in with its surroundings;
- the design and appearance;
- scale;
- materials;
- access;
- traffic generation;
- contribution to any significant local, national or international objective;
- previous planning decisions;
- compliance with Planning Policy Guidance notes (PPG's) or Planning Policy Statements (PPS's); or
- planning circulars.

- 5.13 The existing dwelling has been on the site for a considerable period of time and was built as a land settlement house. The method of construction, the design and the use of materials reflect the age of the property which does not compare with modern building standards. Associated problems, such as damp within the building, are evident. "Permitted development" rights apply to the property and would allow the applicant to alter and extend the property within the prescribed criteria of the legislation without the need for planning consent. The scale and footprint of the resulting building together with the amount of accommodation that this could provide the applicant would be comparable to that which would be provided with the replacement dwelling; however, the Council would have no control over the finished structure. The resulting building extended under the "permitted development" rights could have a similar footprint to the proposed replacement dwelling and, arguably, could have a greater detrimental visual impact on the character of the area through the amalgamation of the existing building and the new extensions. A replacement dwelling would allow a building that would be visually more cohesive and attractive in the context of the site and the surrounding area.
- 5.14 The most prominent vista of the site would be from the Broadwath road. The nature of the siting of the adjacent buildings is that they are screened by existing and mature vegetation. In this context, the dwelling would be viewed in isolation and there would be no cause for direct comparison with the character or appearance of neighbouring dwellings.
- 5.15 The existing property is not offensive; however, it is a former settlement property and is not of any significant architectural merit. Its slated roof and roughcast render finish is not wholly untypical of the local vernacular for which there is no one dominant topography. The replacement dwelling, however, would incorporate traditional finishes such as lime render and slate. The design of the property utilises more modern elements such as the timber framed windows that would incorporate efficient glazing together with the use of green oak in the porch. The timber frame would allow the use of modern insulation materials that would further enhance the thermal efficiency of the dwelling. The dining room, which would be located within a single storey projection to the rear of the property, deviates from the character of the remainder of the property in that it would be primarily glazed under a slate roof. This element of the dwelling would be more contemporary in appearance; however, it would sit comfortably with the more traditional aspects of the scheme.
- 5.16 The nearest properties are two storey, former land settlement dwellings that are finished in rendered with slate roofs (one of these properties has been significantly extended). As such, the scale and design of the proposed dwelling would not be out of keeping with its immediate neighbours.
- 5.17 The applicant's agent argues that there were previously three outbuildings within the curtilage of the property and that through their demolition; this offsets the footprint in the context of the planning policy. The buildings have been demolished and therefore little weight can be attached to this argument; however, given the scale of the proposed replacement dwelling, it would be

appropriate to condition any planning consent that future alterations, extensions and outbuildings require planning consent.

- 5.18 The size of the plot warrants and justifies the erection of a larger replacement dwelling. The current building does not positively contribute to the character or appearance of the surrounding landscape. This scheme can be differentiated from other replacement dwellings through the method that the applicant has adopted in combining a traditional building that would incorporate high quality design features that would also marry a contemporary single storey element. The proposal should be read in conjunction with the thermal efficiency of the resulting building along with the use of modern technology for the ground source heat pump and the rainwater harvesting system. The proposed landscaping would emulate that of the neighbouring properties.

### 3. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents.

- 5.19 The proposed dwelling is situated approximately 65 metres from the nearest residential property. As such, the living conditions of the occupiers of that property will not be compromised through loss of light, loss of privacy or over dominance.

### 4. Environmental Issues

- 5.20 In the additional supporting information received from the agent, it is stated that the applicant is keen to incorporate renewable energy in the form of a ground source heat pump and a rainwater harvesting system. This would contribute to the reduction of the overall environmental impact of the development and is supported by current planning policies. As no details have been provided, it would be appropriate to impose a condition requiring the submission of additional information.

### 5. Highway Matters

- 5.21 The site is served from an existing access that leads from a private road. Wetheral Parish Council has requested that assurances are given the site lines for any vehicles entering or leaving the property are kept clear. The gateway is set back from the private road and whilst there is established landscaping around the entrance, there is sufficient visibility to emerge from the site and view any oncoming traffic along the private road before driving onto the road itself. The Highway Authority has raised no objection to the proposed development and the imposition of a condition is unlikely to accord with the requirements of Circular 11/95 insofar as it would not be necessary.

### 6. Other Matters

- 5.22 It has been alleged that the applicant intends to run a business from the property. The applicant's agent has confirmed that the applicant is a photographer and would run his business from the house; however, Members will be aware that small-scale businesses do not necessarily require planning

permission where there has been no material change of use. Should the use escalate in the future, it would be appropriate to require the submission of a planning application which would then have to be considered on its merits.

## **Conclusion**

- 5.23 In overall terms, the principle of the development is acceptable. The scale of the replacement dwelling is outwith the parameters of the policy guidance; however, there are material considerations that warrant approval of this application. The design and use of materials in the building together with the positive environmental features would be an improvement upon the existing dwelling and be commensurate with the site's size and features. Further, it proposes a high quality design, use of vernacular materials and incorporates sustainable forms of heating.
- 5.24 An extended dwelling that would be permissible without the need for planning permission would occupy a similar footprint of building to that being proposed and would arguably have a less satisfactory visual impact on the character of the area due to the lack of cohesion. The combination of these elements results in a dwelling that would enhance its appearance within the landscape, increase the thermal efficiency of the property and promote a more sustainable building.
- 5.25 The proposed dwelling would not be an "exceptional dwelling" but would be of sufficient merit and acceptable in terms of its appearance. The building would not result in any demonstrable harm to the landscape character of the wider area or the living conditions of any neighbouring residential dwellings. In all other aspects the proposal is compliant with the objectives of the relevant Local Plan policies.

## **6. Human Rights Act 1998**

- 6.1 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:
- Article 6** bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;
- Article 7** provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;
- Article 8** recognises the "Right To Respect for Private and Family Life";
- 6.2 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and

there is social need;

- 6.3 Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

## **7. 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 consent shall comprise:

1. the submitted planning application form;
2. the existing site layout received on 4th January 2010;
3. existing plans received 4th January 2010;
4. proposed elevations drawing number P1a received on 16th March 2010;
5. proposed floor plans drawing number P2 received on 16th March 2010;
6. location plan drawing number P3a received on 19th May 2010;
7. site plan drawing number P4b received on 9th April 2010;
8. the decision notice;
9. any such variation as is approved in writing by the local planning authority.

**Reason:** For the avoidance of doubt and to ensure compliance with Policy H10 of the Carlisle District Local Plan 2001-2016.

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved, in writing, by the Local Planning Authority before any work is commenced.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling unit to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

**Reason:** To ensure compliance with the objectives of the Replacement

Dwelling policy in accordance with Policy H10 of the Carlisle District Local Plan 2001-2016.

5. No development hereby approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of the dwelling.

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

6. No development hereby approved by this permission shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed type and species of all planted material including particulars of the proposed heights and planting densities.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy CP1 of the Carlisle District Local Plan 2001-2016.

7. 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. 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.

**Reason:** To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policy CP1 of the Carlisle District Local Plan 2001-2016.

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

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

9. The existing dwelling on the site shall be demolished upon occupation of the dwelling hereby permitted and cleared in accordance with details to be submitted and agreed in writing by the Local Planning Authority.

**Reason:** To prevent over-intensive development of the site in accordance with Policy DP1 of the Carlisle District Local Plan

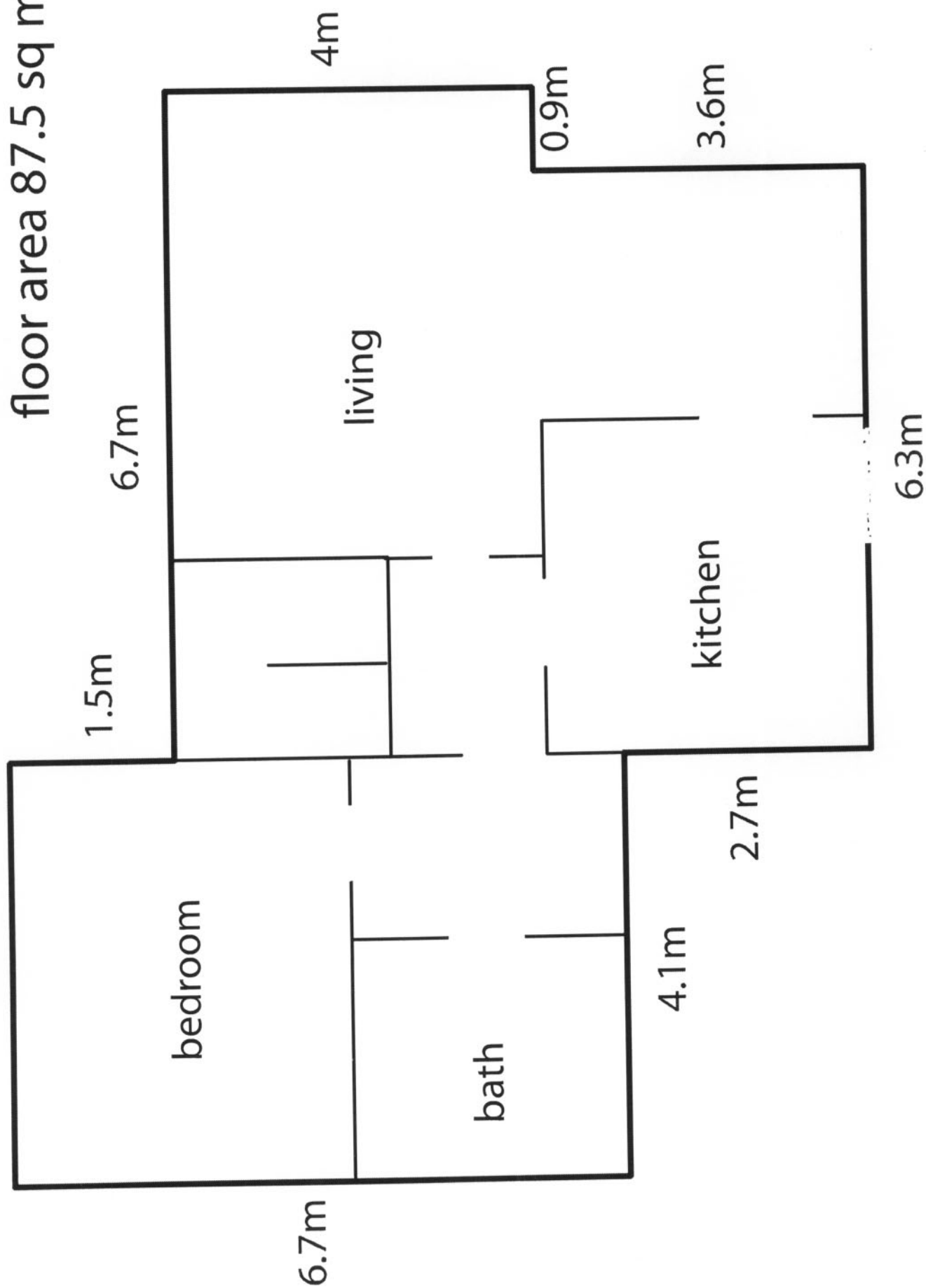
2001-2016.



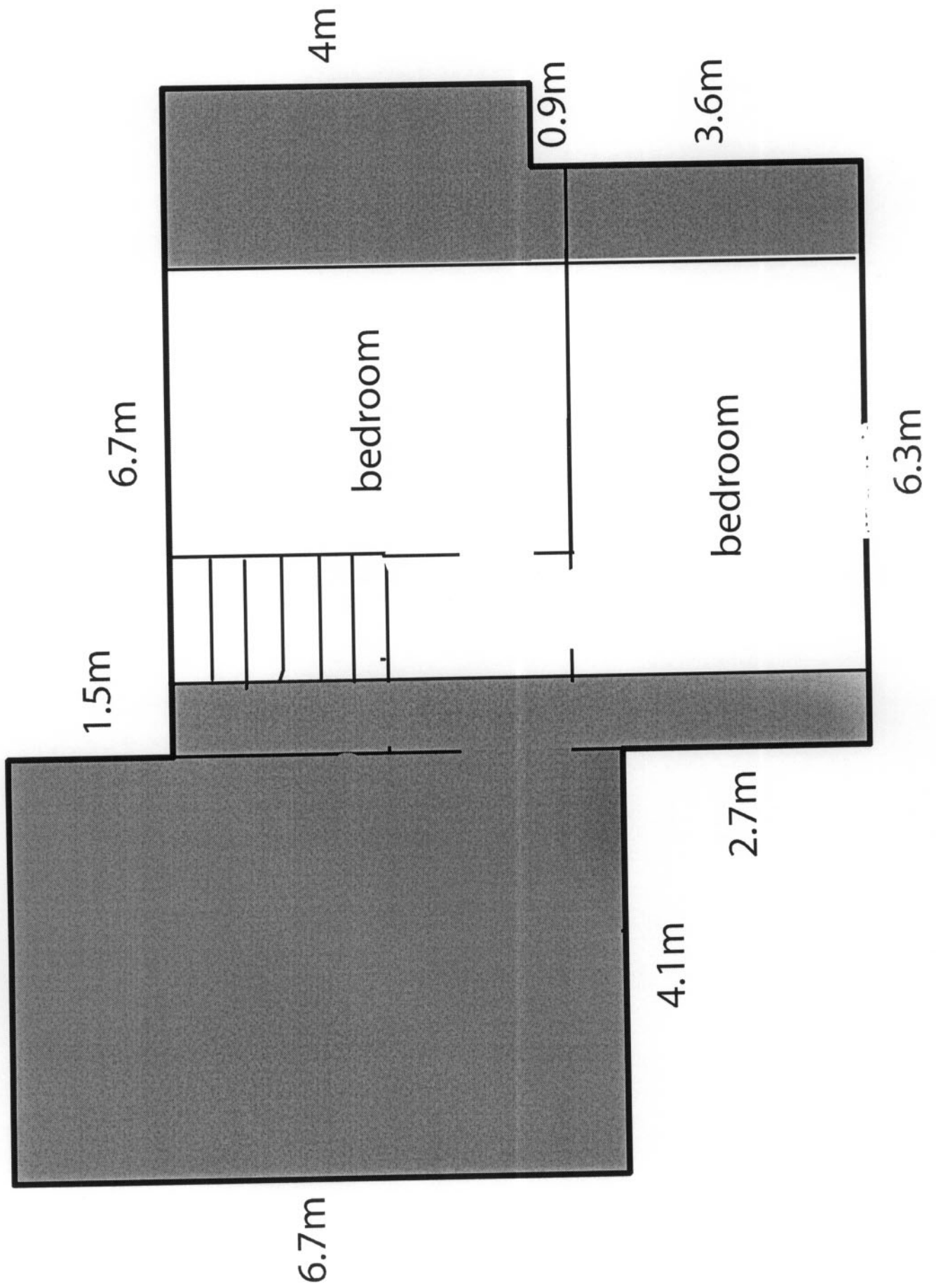


# wilowdene existing plan

floor area 87.5 sq m



# wilowdene existing plan



# Location Plan (1:1,250)



Revision Status	Initials
Rev Date Amendments	

Agent  
**GRAY ASSOCIATES LTD**  
 Architectural & Building Surveying Services  
 Moryn House, The Square, Dalston, CARLISLE CA5 7PH  
 M: 07917 810096 E: david@grayassoc.co.uk

Client  
 Richard Hodgson  
 Stone Park  
 Broadwath  
 Heads Nook  
 Brampton  
 CA8 9BA

Drawing  
 Title: Location Plan  
 Scheme: Replacement Dwelling at Willowdene  
 Scale: 1:1,250  
 Date: May 10  
 Dwg No.: P3a  
 Drawn: D Gray

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# Site Plan (1:500)



Revision Status	Rev	Date	Amendments	Initials

Agent  
**GRAY ASSOCIATES LTD**  
 Architectural & Building Surveying Services  
 Moryn House, The Square, Dalton, CARLISLE CA5 2PH  
 M: 07917 810096  
 E: david@grayassoc.co.uk

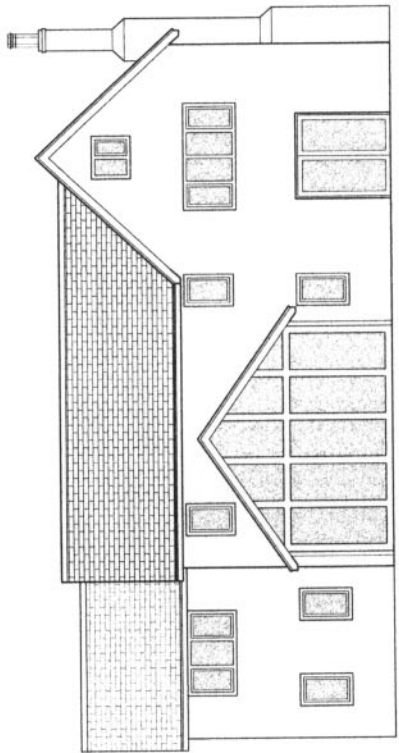
Client  
 Richard Hodgson  
 Stone Park  
 Broadwath  
 Heads Nook  
 Brampton  
 CA8 9BA

Drawing  
 Title: Site Plan  
 Scheme: Replacement Dwelling at Wilkwoodene  
 Scale: 1:500  
 Date: Apr '10  
 Dwg No: PAB  
 Drawn: D Gray

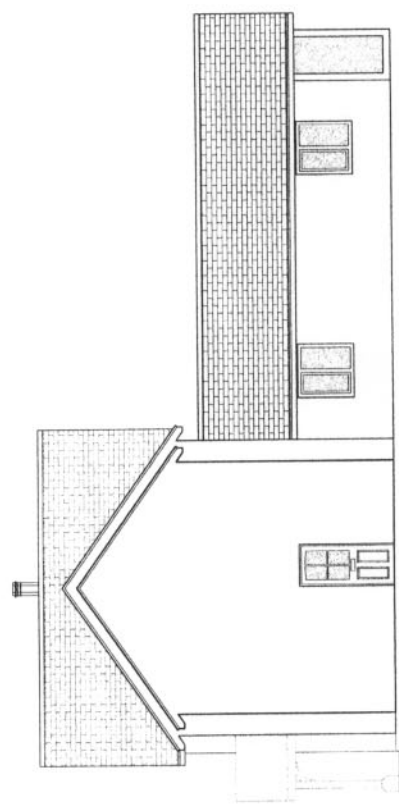
This drawing is prepared by computer and should not be copied without the prior consent of Gray Associates Limited. All work is carried out in accordance with the standards of the Institution of Surveyors. Other relevant regulations and standards apply. Do not scale this drawing.



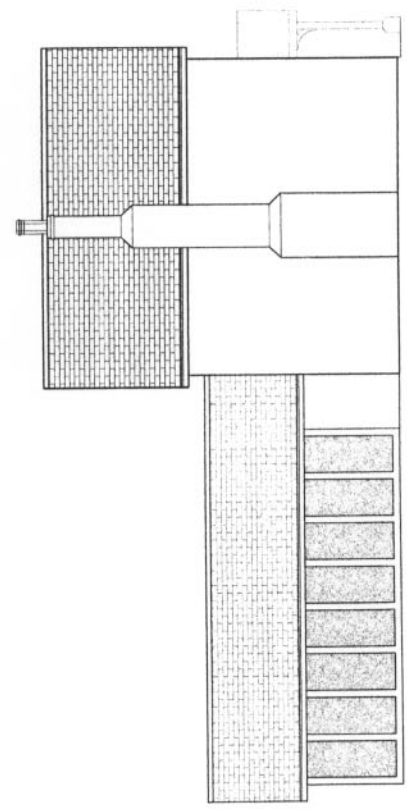




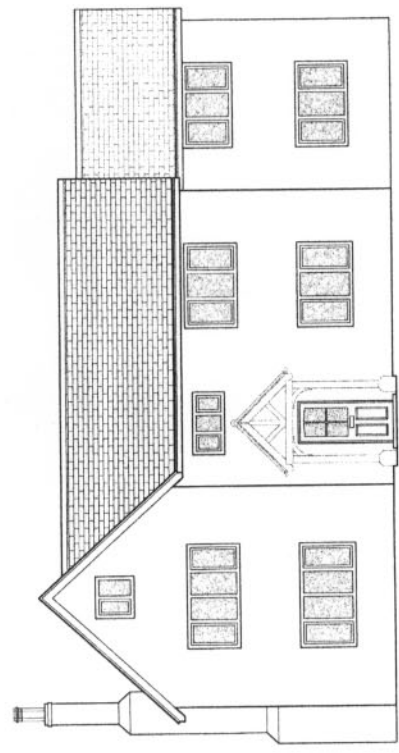
NORTH WEST FACING ELEVATION



NORTH EAST FACING ELEVATION



SOUTH WEST FACING ELEVATION



SOUTH EAST FACING ELEVATION

15 MAR 2005  
10/005

Client: [Redacted]  
Project: [Redacted]  
Scale: 1/8" = 1'-0"  
Date: May '05  
Drawn by: [Redacted]  
Checked by: [Redacted]

Project Location:  
Bona Fide  
Bona Fide  
Bona Fide  
Bona Fide  
Bona Fide

Project Name:  
[Redacted]

Project Number:  
[Redacted]



Project Name:  
[Redacted]

Project Number:  
[Redacted]

Project Location:  
[Redacted]

Project Date:  
[Redacted]

Project Status:  
[Redacted]

Project Notes:  
[Redacted]

SCHEDULE B

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## SCHEDULE C: Applications Determined by Other Authorities

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**Item No: 19**

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

10/9002

**Applicant:**

Cumbria County Council

**Parish:**

Carlisle

**Date of Receipt:**

08/04/2010

**Agent:**

Cumbria County Council

**Ward:**

Upperby

**Location:**

Upperby Primary School, Uldale Road, Carlisle,  
CA2 4JT

**Grid Reference:**

340864 553666

**Proposal:** Single Storey Extension To Provide Extended Services Room

**Amendment:**

### REPORT

**Case Officer:** Barbara Percival

### City Council Observations on the Proposal:

**Decision:** City Council Observation - Raise Objection(s)

**Date:** 04/05/2010

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission

**Date:** 04/05/2010

A copy of the Notice of the decision of the Determining Authority is printed following the report.

---

**CUMBRIA COUNTY COUNCIL**

TOWN AND COUNTRY PLANNING ACT, 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
ORDER, 1995

**NOTICE OF PLANNING CONSENT**

To: Cumbria County Council  
18 Portland Square  
Carlisle  
Cumbria

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans and drawings attached thereto received on 31 March 2010.

**viz: Single storey extension to provide extended services room  
Upperby Primary School, Uldale Road, Upperby, Carlisle, Cumbria, CA2 4JT**

subject to due compliance with the following conditions:

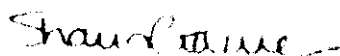
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development shall be carried out in accordance with the approved scheme. Any variations to the approved scheme shall be submitted to and approved by the Local Planning Authority prior to being carried out.

*Reason: To ensure the development is carried out to an approved appropriate standard.*

Dated the 4 May 2010



.....  
Signed: Shaun Gorman  
The Head of Environment,  
on behalf of the Council.

## **NOTE**

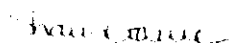
- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Any approval to be given by the Director of Environment or any other officer of Cumbria County Council, shall be in writing.

CUMBRIA COUNTY COUNCIL  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
ORDER 1995 (AS AMENDED)

**SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION**

1. This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
2. Key development plan policies that were taken into account by the County Council before granting permission are referred to in the reasons for the conditions of the planning permission.
3. In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 4 May 2010



.....  
Signed: Shaun Gorman  
The Head of Environment,  
on behalf of the Council.

## SCHEDULE C: Applications Determined by Other Authorities

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**Item No: 20**

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

10/9004

**Applicant:**

R W Atkinson

**Parish:**

**Date of Receipt:**

21/04/2010

**Agent:**

Mr Nick Long

**Ward:**

Lyne

**Location:**

North Bank House, Roadhead, Carlisle, Cumbria,  
CA6 6NA

**Grid Reference:**

351857 575061

**Proposal:** Recycling Cardboard Facility

**Amendment:**

### REPORT

**Case Officer:** Stephen Daniel

### City Council Observations on the Proposal:

**Decision:** City Council Observation - Observations

**Date:** 19/05/2010

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission

**Date:** 17/05/2010

A copy of the Notice of the decision of the Determining Authority is printed following the report.

---

## CUMBRIA COUNTY COUNCIL

### TOWN AND COUNTRY PLANNING ACT, 1990 TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995

#### NOTICE OF PLANNING CONSENT

To: Mr Atkinson  
North Bank House  
Roadhead  
Carlisle  
Cumbria  
CA6 6NA

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans and drawings attached thereto received on 19 April 2010.

**viz: Recycling cardboard**  
**North Bank House, Roadhead, Carlisle, Cumbria, CA6 6NA**

subject to due compliance with the following conditions:

- 1 The development hereby permitted shall not be commenced after the expiry of three years from the date of this permission.

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

- 2 No waste cardboard or derived animal bedding shall be deposited stored processed or removed from the site other than by direct delivery to, and removal, from, within the building subject to this permission.

*Reason: In order to minimise the potential adverse impact of waste material being processed in accordance with policies DC1, DC2 and DC3 of the Cumbria Minerals and Waste Development Framework Generic Development Control Policies.*

- 3 The use of the building for the development hereby permitted shall not be carried out other than with the importing only of waste cardboard and removal of derived animal bedding that is imported onto or removed from the site in vehicles and/or trailers that do not exceed 1.5 tonnes unladen weight.

*Reason: In order to minimise the potential for there being an adverse impact on the adjacent highway in accordance with Policy DC1 of the Cumbria Minerals and Waste Development Framework Generic Development Control Policies.*

- 4 No use, operation or activity for the development hereby permitted shall be carried out outside the following hours:

07.00 to 19.00 Mondays to Fridays only.

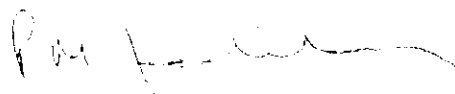
There shall be no operations on Saturdays, Sundays or Bank and any other Public holidays.

*Reason: In order to minimise the potential for there to be any adverse impact on nearby residential property in accordance with Policies DC1, DC2 and DC3 of the Cumbria Minerals and Waste Development Framework Generic Development Control Policies*

- 5 The total quantity of waste cardboard imported onto, the site shall not exceed 1.6 tonnes per day and only during permitted working hours.

*Reason: To minimise the potential for there to be any adverse impact from noise arising from these operations, on nearby residential property in accordance with Policies DC2 and DC3 of the Cumbria Minerals and Waste Development Framework Generic Development Control Policies*

Dated the 17<sup>th</sup> day of May 2010



.....  
Signed: Paul Feehily  
The Assistant Director, Planning & Sustainability, Environment Directorate  
on behalf of the Council.

#### **NOTE**

- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Submissions to discharge conditions may require a fee (see Appendix)
- Any approval to be given by the Director of Environment or any other officer of Cumbria County Council, shall be in writing.

CUMBRIA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
ORDER 1995 (AS AMENDED)

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION

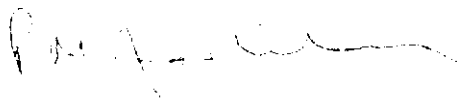
1. This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
2. The key development plan policies taken into account by the County Council before granting permission were as follows:

**Cumbria Minerals and Waste Development Framework - Core Strategy and Generic Development Control Policies - April 2009**

Policy CSP2 – Economic benefit  
Policy CSP8 – Provision for waste.  
Policy CSP9 – Waste capacity.  
Policy DC1 – Traffic.  
Policy DC2 – General criteria – Noise, Sensitive receptors.  
Policy DC3 – Cumulative environmental impacts.  
Policy DC4, b & h – Criteria for waste management facilities.

3. In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 17<sup>th</sup> day of May 2010



.....  
Signed: Paul Feehily  
The Assistant Director, Planning & Sustainability, Environment Directorate  
on behalf of the Council.

SCHEDULE D

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## SCHEDULE D: Reports on Previously Deferred Decisions

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**Item No: 21**

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

07/0088

**Applicant:**

Mr & Mrs R Watson

**Parish:**

Hayton

**Date of Receipt:**

07/02/2007

**Agent:**

Unwin Jones Partnership

**Ward:**

Hayton

**Location:**

Land Barns at Stonehouse Farm, Hayton,  
Brampton, CA8 9JE

**Grid Reference:**

351212 557891

**Proposal:** Revised Proposal For The Conversion Of Farm Buildings To Create  
Eleven Dwellings With Nine Additional Garages

**Amendment:**

1. Revised plans received 07.03.07 showing replacement of apartments by a dwelling house; the provision of two 3 bed affordable units; and, revisions to the elevations consisting of: single storey lean to extensions on west elevations; amended balcony design on north elevation; and, 2 dormer windows on east elevation.
2. Revised plans received 19th March 2007 showing changes to the elevational treatment.

**REPORT**

**Case Officer:** Angus Hutchinson

**Details of Deferral:**

Members will recall at Committee meeting held on 1st June 2007 that authority was given to the Head of Planning and Housing Services to issue approval subject to the satisfactory completion of a Section 106 Agreement concerning the provision of two affordable units. The Section 106 Agreement has been entered into and approval was issued on 13th April 2010.

**Decision:** Granted Subject to Legal Agreement

**Date:** 13/04/2010

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).

## **SCHEDULE D: Reports on Previously Deferred Decisions**

2. The development shall be carried out in accordance with the approved documents as amended by drawing nos. 2315/011, /012, /013A, and, 014A received on the 19th March 2007 (hereinafter referred to as the approved scheme) or any such variation to the approved scheme as may subsequently be approved in writing by the local planning authority prior to the work being carried out.

**Reason:** To ensure a satisfactory development in accordance with the underlying objectives of Policies H5 and H12 of the Carlisle District Local Plan, and, Policies CP4 and CP5 of the Carlisle District Local Plan 2001-2016 (Redeposit Draft).

3. No development shall commence until detailed drawings showing the development and means of access (including the road and surface water drainage) thereto have been submitted to the local planning authority for approval. Any such approved means of access and road shall be completed in accordance with the approved details before any dwelling hereby permitted is occupied.

**Reason:** In the interests of highway safety in accordance with Policies H5 and H12 of the Carlisle District Local Plan.

4. Before any dwelling is occupied the associated off-street parking shall be provided together with vehicular access thereto and the associated turning area in accordance with the approved plans. The access, spaces for garage and 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 and thus comply with Policy T7 of the Carlisle District Local Plan.

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

**Reason:** To ensure that materials to be used are acceptable and in compliance with the objectives of Policy H12 of the Carlisle District Local Plan.

6. 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.

## SCHEDULE D: Reports on Previously Deferred Decisions

**Reason:** To ensure the works harmonise as closely as possible with the existing building and to ensure compliance with Policies H5 and H12 of the Carlisle District Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order), no building, garage, shed or other structure be erected within the curtilage of any dwelling hereby permitted without the prior permission of the local planning authority and the approval by them of the design, siting and external appearance of such structures.

**Reason:** The local planning authority wishes to retain full control over the matters referred to in order to protect the character, integrity and appearance of the buildings and their setting in accordance with Policy H12 of the Carlisle District Local Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no extensions to any dwelling hereby permitted shall be carried out without the permission of the local planning authority.

**Reason:** The local planning authority wishes to retain full control over the matters referred to in order to protect the character, integrity and appearance of the buildings and their setting in accordance with Policy H12 of the Carlisle District Local Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no additional windows shall be inserted in the dwellings hereby permitted without the prior consent of the local planning authority.

**Reason:** In order to safeguard the character of the buildings and protect the living conditions of neighbouring residents in accordance with Policies H5 and H12 of the Carlisle District Local Plan.

10. Particulars of height and materials of all screen walls and boundary fences shall be submitted to and approved by the local planning authority prior to the commencement of the development 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 and to ensure compliance with Policy H16 of the Carlisle District Local Plan.

## **SCHEDULE D: Reports on Previously Deferred Decisions**

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no gates, fences, walls or other means of enclosure shall be erected or constructed in front of the forwardmost part of the front of the dwellings hereby permitted other than those expressly authorised by this permission, without the permission of the local planning authority.

**Reason:** To ensure that any form of enclosure to the front gardens of the properties is carried out in a co-ordinated manner in accord with Policy H16 of the Carlisle District Local Plan.

12. 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 E9 of the Carlisle District Local Plan.

13. 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 any dwelling hereby permitted 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 in accordance with the objectives of Policy E9 of the Carlisle District Local Plan.

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

**Reason:** To ensure a satisfactory means of surface water disposal and in accord with E22 of the Carlisle District Local Plan.

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SCHEDULE E

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## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 10/04/2010 and 28/05/2010

<b>Appn Ref No:</b> 07/0986	<b>Applicant:</b> Mr & Mrs Hampton	<b>Parish:</b> Carlton
<b>Date of Receipt:</b> 24/08/2007	<b>Agent:</b> Taylor & Hardy	<b>Ward:</b> Great Corby & Geltsdale
<b>Location:</b> Black Dub House, Heads Nook, Brampton, CA8 9BX	<b>Grid Reference:</b> 353074 552813	

**Proposal:** Change Of Use Of Land For The Preparation Of Logs Used In The Construction Of Garden Furniture And Traditional Log Cabins (Retrospective Application); Proposed Live/Work Unit (Log Cabin) (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 20/05/2010

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Between 10/04/2010 and 28/05/2010

<b>Appn Ref No:</b> 09/0812	<b>Applicant:</b> Bimson Homes Ltd	<b>Parish:</b> Hayton
<b>Date of Receipt:</b> 21/09/2009 16:00:23	<b>Agent:</b> Planning Branch Ltd	<b>Ward:</b> Hayton
<b>Location:</b> Greenholme Farm, Corby Hill, Carlisle, CA4 8QB	<b>Grid Reference:</b> 348587 557624	

**Proposal:** Discharge Of Conditions 5 (Archaeological Investigation), 6 (Materials), 10 (Hard Surface Finishes), 11 (Boundary Fences), 13 (Section 106 Agreement), 16 (Surface Water Drainage), 17 (External Lighting), 23 (Closure of Access to the A69), 27 (Timber Details), 28 (Timber Details), 30 (Window And Door Detail) And 32 (Damp Proofing Survey) Of Previously Approved Application 06/0993

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/05/2010

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Between 10/04/2010 and 28/05/2010

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
09/0880

**Applicant:**  
Mr Alan Reay

**Parish:**  
Carlisle

**Date of Receipt:**  
14/10/2009

**Agent:**  
Jock Gordon

**Ward:**  
Currock

**Location:**  
Car Sales, Currock Road, Carlisle, CA2 5AE

**Grid Reference:**  
340293 555107

**Proposal:** Change Of Use Of Land To Forecourt For Sale Of Cars And Motorbikes  
(Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 19/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
09/0948

**Applicant:**  
Environment Agency

**Parish:**  
Carlisle

**Date of Receipt:**  
28/10/2009

**Agent:**  
Axis

**Ward:**  
Denton Holme

**Location:**  
Various Locations along the Rivers Caldew and  
Eden, Carlisle

**Grid Reference:**  
339838 554548

**Proposal:** Discharge Of Conditions 3 (06/1473); 4 (08/0112); 3 (08/1038); 3  
(08/1081); 3 (08/1259); 2 (09/0058); 2 (09/0072) & 2 (09/0161) Relating  
To Public Art.

Discharge Of Conditions 4 (06/1473); 5 (08/0112); 4 (08/1038); 4  
(08/1081); 4 (08/1259); 3 (09/0058); 3 (09/0072) & 3 (09/0161) Relating  
To An Archaeological Watching Brief.

Discharge Of Conditions 8 (06/1473); 9 (08/0112); 8 (08/1038); 8  
(08/1081); 8 (08/1259); 7 (09/0058); 7 (09/0072) & 7 (09/0161) Relating  
To Floodgate Details.

Discharge Of Conditions 10 (06/1473); 11 (08/0112); 10 (08/1038); 10  
(08/1081); 10 (08/1259); 9 (09/0058); 9 (09/0072) & 9 (09/0161) Relating  
To Landscape & Enhancement Details.

Discharge Of Conditions 12 (06/1473); 13 (08/0112); 11 (08/1038); 11  
(08/1081); 11 (08/1259); 10 (09/0058); 10 (09/0072) & 10 (09/0161)  
Relating To Foot & Cycle Path Construction.

Discharge Of Conditions 14 (06/1473); 15 (08/0112); 13 (08/1038); 13  
(08/1081); 13 (08/1259); 12 (09/0058); 12 (09/0072) & 12 (09/0161)

## SCHEDULE E: Decisions Issued Under Delegated Powers

Relating To Provision Of Ducting For Future Lighting.

Discharge Of Conditions 17 (06/1473); 18 (08/0112); 16 (08/1038); 16 (08/1081); 16 (08/1259); 15 (09/0058) & 15 (09/0072) Relating To The Etterby Embankments.

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
09/1050

**Applicant:**  
Fifteen Winckley Square  
LLP

**Parish:**  
Carlisle

**Date of Receipt:**  
15/03/2010

**Agent:**

**Ward:**  
Castle

**Location:**  
5 Earl Street, Carlisle, CA1 1DP

**Grid Reference:**  
340333 555775

**Proposal:** Display Of 1no. Non-Illuminated Projecting Sign

**Amendment:**

**Decision:** Grant Permission

**Date:** 27/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
09/1051

**Applicant:**  
Fifteen Winckley Square  
LLP

**Parish:**  
Carlisle

**Date of Receipt:**  
15/03/2010

**Agent:**

**Ward:**  
Castle

**Location:**  
5 Earl Street, Carlisle, CA1 1DP

**Grid Reference:**  
340333 555775

**Proposal:** Display Of 1no. Non-Illuminated Projecting Sign (LBC)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 27/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
09/1071

**Applicant:**  
T G & K Fisher

**Parish:**  
Irthington

**Date of Receipt:**  
05/03/2010

**Agent:**  
H & H Bowe Ltd

**Ward:**  
Stanwix Rural

**Location:**  
The Glebe, Hethersgill, Carlisle, CA6 6EZ

**Grid Reference:**  
348824 564874

**Proposal:** Erection Of Cubicle Shed

**Amendment:**

**Decision:** Grant Permission

**Date:** 30/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
09/1072

**Applicant:**  
T G & K Fisher

**Parish:**  
Irthington

**Date of Receipt:**  
05/03/2010

**Agent:**  
H & H Bowe Ltd

**Ward:**  
Stanwix Rural

**Location:**  
The Glebe, Hethersgill, Carlisle, CA6 6EZ

**Grid Reference:**  
348824 564874

**Proposal:** Erection Of Agricultural Building For The Loose Housing Of Cattle

**Amendment:**

**Decision:** Grant Permission

**Date:** 30/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
09/1073

**Applicant:**  
T G & K Fisher

**Parish:**  
Irthington

**Date of Receipt:**  
05/03/2010

**Agent:**  
H & H Bowe Ltd

**Ward:**  
Stanwix Rural

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Location:**

The Glebe, Hethersgill, Carlisle, CA6 6EZ

**Grid Reference:**

348818 564842

**Proposal:** Erection Of Livestock Building

**Amendment:**

**Decision:** Grant Permission

**Date:** 30/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

09/1074

**Applicant:**

T G & K Fisher

**Parish:**

Irthington

**Date of Receipt:**

05/03/2010

**Agent:**

H & H Bowe Ltd

**Ward:**

Stanwix Rural

**Location:**

The Glebe, Hethersgill, Carlisle, CA6 6EZ

**Grid Reference:**

348844 564863

**Proposal:** Erection Of Cubicle Shed

**Amendment:**

**Decision:** Grant Permission

**Date:** 30/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

09/1108

**Applicant:**

Mr Roy Hyslop

**Parish:**

Carlisle

**Date of Receipt:**

18/12/2009

**Agent:****Ward:**

Yewdale

**Location:**

166 Yewdale Road, Belle Vue South, Carlisle CA2  
7SD

**Grid Reference:**

337160 555410

**Proposal:** Two Storey Side And Rear Extension To Provide Hall, Garage, Extended Kitchen, Wc And Utility On The Ground Floor With Bathroom, Bedroom, Landing And En-Suite Bedroom Above.

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 26/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
09/1129

**Applicant:**  
Mr Frizell

**Parish:**  
Solport

**Date of Receipt:**  
05/01/2010

**Agent:**  
Tsada Building Design  
Services

**Ward:**  
Lyne

**Location:**  
Thorneyland, Easton, CA6 5RS

**Grid Reference:**  
345783 573824

**Proposal:** Proposed Free Range Poultry Unit

**Amendment:**

1. Inclusion of 2no. bulk bins
2. Relocation of building
2. Proposed route of footpath diversion
4. Relocation of building, lowered vent ridge, landscaping proposals, inclusion of 600mm overhang and topographical survey

**Decision:** Grant Permission

**Date:** 14/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0013

**Applicant:**  
Franco Bertoletti

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
12/03/2010

**Agent:**

**Ward:**  
Dalston

**Location:**  
The White Ox, 60 Durdar Road, Carlisle, CA2 4SQ

**Grid Reference:**  
340237 553045

**Proposal:** Change Of Use From Public House To 1No. Dwelling

**Amendment:**

**Decision:** Grant Permission

**Date:** 04/05/2010

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Between 10/04/2010 and 28/05/2010

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:** 10/0026      **Applicant:** Stobart Developments Ltd      **Parish:** Irthington

**Date of Receipt:** 11/01/2010      **Agent:** W A Fairhurst and Partners      **Ward:** Stanwix Rural

**Location:** Carlisle Lake District Airport, Carlisle, Cumbria CA6 4NW      **Grid Reference:** 348000 561000

**Proposal:** Discharge of Conditions 3 (Specification And Programme Of Implementation Of Carriageways, Footpaths And Footways), 5 (Archaeological Watching Brief), 14 (Fencing), 15 (External Plant And Machinery), 17 (Noise Impact Assessment) and 21 (Piling) Relating To Previously Approved Application 08/1052

**Amendment:**

**Decision:** Partial Discharge of Conditions  
05/05/2010

**Date:**

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:** 10/0030      **Applicant:** Ms D Rooke      **Parish:** Carlisle

**Date of Receipt:** 22/02/2010      **Agent:**      **Ward:** Morton

**Location:** 26 Wansfell Avenue, Carlisle, CA2 6HD      **Grid Reference:** 338869 554655

**Proposal:** Side And Rear Extension To Provide Utility Room, Kitchen/Dining Room, With Provision Of First Floor Bedroom With Dormer To Rear

**Amendment:**

**Decision:** Grant Permission

**Date:** 19/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:** 10/0052      **Applicant:** Shoe Zone      **Parish:** Carlisle

**Date of Receipt:**      **Agent:**      **Ward:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

28/01/2010

Castle

**Location:**

Shoe Zone, 66 English Street, Carlisle CA3 8HS

**Grid Reference:**

340099 555786

**Proposal:** Installation Of New Shop Front

**Amendment:**

**Decision:** Grant Permission

**Date:** 26/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

10/0053

**Applicant:**

Shoe Zone

**Parish:**

Carlisle

**Date of Receipt:**

28/01/2010

**Agent:**

**Ward:**

Castle

**Location:**

Shoe Zone, 66 English Street, Carlisle CA3 8HS

**Grid Reference:**

340099 555786

**Proposal:** Installation Of New Non-Illuminated Fascia Sign

**Amendment:**

**Decision:** Grant Permission

**Date:** 26/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

10/0101

**Applicant:**

Ms Eileen Eve

**Parish:**

Carlisle

**Date of Receipt:**

15/02/2010

**Agent:**

**Ward:**

Harraby

**Location:**

49 Carlial Drive, Carlisle, CA1 2RF

**Grid Reference:**

341464 554214

**Proposal:** Erection Of Porch To Front Of Dwelling

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 12/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0109

**Applicant:**  
Mr Carl Wykes

**Parish:**  
Carlisle

**Date of Receipt:**  
16/02/2010

**Agent:**

**Ward:**  
Belah

**Location:**  
Grange Cottage, Etterby Road, Carlisle, CA3 9QS

**Grid Reference:**  
338643 556948

**Proposal:** Single Storey Rear Extension To Provide Sitting Room

**Amendment:**

**Decision:** Grant Permission

**Date:** 13/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0124

**Applicant:**  
Mr Paul Holder

**Parish:**

**Date of Receipt:**  
15/02/2010

**Agent:**

**Ward:**  
Dalston

**Location:**  
Dalston Hall Caravan Park, Dalston, Carlisle, CA5 7JX

**Grid Reference:**  
337651 551571

**Proposal:** Variation Of Conditions 3 & 4 Relating To Planning Application 82/0719 To Allow Seasonal Occupancy Of Twenty Touring Stances, And The Occupancy Of The Remaining 31 Touring Stances On For A Maximum Of Fourteen Nights In Any Consecutive Period Of Twenty Nights, During The Period 1st March And 31st January The Following Year

**Amendment:**

**Decision:** Grant Permission

**Date:** 12/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

**Applicant:**

**Parish:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

10/0149                      Tuddenhams (Longtown)    Arthuret  
   Ltd

**Date of Receipt:**                      **Agent:**                      **Ward:**  
11/03/2010                      Jock Gordon                      Longtown & Rockcliffe

**Location:**                      **Grid Reference:**  
Bridge Street Garage, Bridge Street, Longtown,  
Cumbria, CA6 5UD                      337832 568791

**Proposal:** Discharge Of Conditions 2 (Details Of Materials) And 4 (Programme Of  
Archaeological Works) Of Previously Approved Application 07/1342

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**                      **Applicant:**                      **Parish:**  
10/0153                      Mr Mark Hawker                      Hayton

**Date of Receipt:**                      **Agent:**                      **Ward:**  
17/02/2010                                           Hayton

**Location:**                      **Grid Reference:**  
The Barn, Low Gelt Bridge, Hayton CA8 1SY                      351993 559117

**Proposal:** Discharge of Conditions 2 (Material Samples); 3(Proposed Crossings); 6  
(Historic Building Survey); 7 (Foul Drainage); 8 (Foul Drainage) And 9  
(Hard Surface Finishes) Of Previously Approved Application 09/0855

**Amendment:**

**Decision:** Grant Permission

**Date:** 13/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**                      **Applicant:**                      **Parish:**  
10/0154                      Mr Mark Hawker                      Hayton

**Date of Receipt:**                      **Agent:**                      **Ward:**  
17/02/2010                                           Hayton

**Location:**                      **Grid Reference:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

The Barn, Low Gelt Bridge, Hayton CA8 1SY

351993 559117

**Proposal:** Discharge of Conditions 2 (Material Samples); 3(Proposed Crossings); 6 (Historic Building Survey); 7 (Foul Drainage); 8 (Foul Drainage) And 9 (Hard Surface Finishes) Of Previously Approved Application 2009/0854

**Amendment:**

**Decision:** Grant Permission

**Date:** 12/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0155

**Applicant:**  
Lovell Partnerships  
Limited

**Parish:**  
Carlisle

**Date of Receipt:**  
18/02/2010

**Agent:**  
Ainsley Gommon  
Architects

**Ward:**  
Belle Vue

**Location:**  
Site G, Brookside, Raffles Estate, Carlisle

**Grid Reference:**  
338216 555801

**Proposal:** Discharge Of Conditions 10 & 11 Relating To Planning Ref: 08/0327

**Amendment:**

**Decision:** Grant Permission

**Date:** 13/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0158

**Applicant:**  
Mr Gary Hogg

**Parish:**  
Hayton

**Date of Receipt:**  
22/02/2010

**Agent:**  
Philip Turner Associates

**Ward:**  
Hayton

**Location:**  
72 Hurley Road, Corby Hill, Carlisle CA4 8QF

**Grid Reference:**  
347906 557213

**Proposal:** Two Storey Side Extension To Provide Kitchen And Shower Room On Ground Floor With 2No. Bedrooms Above

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 19/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0160

**Applicant:**  
Mr James Freeburn

**Parish:**  
Carlisle

**Date of Receipt:**  
19/02/2010

**Agent:**  
Mr Peter Orr

**Ward:**  
Belle Vue

**Location:**  
37 Green Lane, Belle Vue, Carlisle CA2 7QD

**Grid Reference:**  
337667 555693

**Proposal:** Rear Conservatory Extension

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0162

**Applicant:**  
Aldi Stores Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
29/03/2010

**Agent:**  
Projekt Architects

**Ward:**  
Harraby

**Location:**  
Former Cavaghan & Gray Ltd, London Road,  
Carlisle, CA1 3EU

**Grid Reference:**  
341870 553940

**Proposal:** Discharge Of Conditions 2, 7, 10, 11/12, 23, 24, 25, 26 & 27 Of  
Previously Approved Planning Appn Ref 08/0472

**Amendment:**

1. Drawing number AL(00)015 Rev. B concerning highway works received 15.04.10
2. Drawing number AA(90)001 Rev. B concerning the boundary wall received 30.04.10
3. Revised drawing nos. AL(90)001 Rev. F and AL(00)015 Rev. C concerning proposed boundary walls and external works received 17th May 2010.
4. Further drawing nos 1621-10-G-03-A1, AL(97)001, AL(00)15 Rev.C and Sheffield Cycle Stand jpeg, AC(31)003 Shopfronts-3, and AC(32)001 detailing proposed lighting, trolley park, location/provision of cycle parking, specification of external doors and windows, intruder alarm system, and use

## SCHEDULE E: Decisions Issued Under Delegated Powers

of laminated glass received 19th May 2010.

5. Proposed landscaping plan, drawing no. LA(90)001 Rev.A, received 20th May 2010.

**Decision:** Partial Discharge of Conditions  
21/05/2010

**Date:**

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0163

**Applicant:**  
Mr Wilf Cork

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
19/02/2010

**Agent:**

**Ward:**  
Burgh

**Location:**  
Fir Trees, Thurstonfield, Carlisle CA5 6HN

**Grid Reference:**  
331329 556583

**Proposal:** Replacement Double Garage With Utility Room And Cloakroom

**Amendment:**

---

**Decision:** Grant Permission

**Date:** 16/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0165

**Applicant:**  
The Wicked fruit

**Parish:**  
Hethersgill

**Date of Receipt:**  
24/02/2010

**Agent:**  
Gray Associates Limited

**Ward:**  
Lyne

**Location:**  
Rigg Head, Kirklington, Carlisle, CA6 6DR

**Grid Reference:**  
344490 566881

**Proposal:** Change Of Use Of Existing Milking Parlour To Small Food Production Unit

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 19/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0166

**Applicant:**  
The Wicked Fruit

**Parish:**  
Hethersgill

**Date of Receipt:**  
24/02/2010

**Agent:**  
Gray Associates Limited

**Ward:**  
Lyne

**Location:**  
Rigg Head, Kirklington, Carlisle, CA6 6DR

**Grid Reference:**  
344490 566881

**Proposal:** Change Of Use Of Existing Milking Parlour To Small Food Production Unit (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 19/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0168

**Applicant:**  
Mrs Kaye

**Parish:**  
Carlisle

**Date of Receipt:**  
22/02/2010 13:00:24

**Agent:**  
Swarbrick Associates

**Ward:**  
Castle

**Location:**  
44 Aglionby Street, Carlisle, CA1 1JP

**Grid Reference:**  
340684 555676

**Proposal:** Change Of Use From Residential Dwelling To Dental Practice (class D1), Linked To Existing Dental Practice Located In Adjacent Property Of No.42 Aglionby Street

**Amendment:**

**Decision:** Grant Permission

**Date:** 19/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0169

**Applicant:**  
Mr Tyler

**Parish:**  
Wetheral

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
01/03/2010

**Agent:**  
Black Box Architects  
Limited

**Ward:**  
Wetheral

**Location:**  
The Nook, School Road, Cumwhinton, Carlisle, CA4  
8DU

**Grid Reference:**  
345399 552703

**Proposal:** Erection Of 3no. Detached Dwellings

**Amendment:**

**Decision:** Grant Permission

**Date:** 26/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0170

**Applicant:**  
Mr Malcolm Bamber

**Parish:**  
Wetheral

**Date of Receipt:**  
26/02/2010

**Agent:**

**Ward:**  
Wetheral

**Location:**  
40 Greenacres, Wetheral, Carlisle, CA4 8LD

**Grid Reference:**  
346040 555080

**Proposal:** Front Extension To Existing Garage

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0174

**Applicant:**  
Mrs Shelagh Barker  
Harrison

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
02/03/2010

**Agent:**

**Ward:**  
Stanwix Rural

**Location:**  
Linstock House, Linstock, Carlisle, CA6 4PY

**Grid Reference:**  
342788 558269

**Proposal:** Change Of Use Of Barn From Ancillary Accommodation To Holiday Let

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 26/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0184

**Applicant:**  
Mr Simon Ptolomy

**Parish:**  
Beaumont

**Date of Receipt:**  
26/02/2010

**Agent:**

**Ward:**  
Burgh

**Location:**  
The Old Forge, Kirkandrews on Eden, Carlisle, CA5  
6DJ

**Grid Reference:**  
335420 558380

**Proposal:** Discharge of Condition 2 (Method Statement), Condition 3 (Root Protection Barriers), Condition 4 (Archaeological Watching Brief) of Previously Approved Application 09/0029

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0185

**Applicant:**  
Mr M Toth

**Parish:**  
Arthuret

**Date of Receipt:**  
03/03/2010

**Agent:**  
Tsada Building Design  
Services

**Ward:**  
Longtown & Rockcliffe

**Location:**  
8 Old Road, Longtown, Carlisle, CA6 5TH

**Grid Reference:**  
338395 568528

**Proposal:** Erection Of Dormer Bungalow

**Amendment:**

1. Alterations to proposed rear dormer window

**Decision:** Grant Permission

**Date:** 16/04/2010

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## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0186

**Applicant:**  
Mr Brian Hetherington

**Parish:**  
Hayton

**Date of Receipt:**  
26/02/2010

**Agent:**  
Philip Turner Associates

**Ward:**  
Hayton

**Location:**  
Stratheden, How Mill, Brampton, CA8 9JU

**Grid Reference:**  
351208 556387

**Proposal:** Ground Floor Extension To Provide Enlarged Kitchen To Side Elevation With External Decking Area To Front; First Floor Studio Area With En-Suite Facilities To Existing Bedroom; Erection Of Replacement Garage/Workshop With Carers Accommodation Above

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0187

**Applicant:**  
Riverside Carlisle

**Parish:**  
Brampton

**Date of Receipt:**  
03/03/2010

**Agent:**  
Day Cummins Limited

**Ward:**  
Brampton

**Location:**  
1-21 West Hill House, St Martins Drive,  
BRAMPTON, CA8 1TG

**Grid Reference:**  
352655 560921

**Proposal:** Discharge Of Conditions 2 (Details of Materials); 3 (Landscaping Scheme); 4 (Disabled Car Parking Bay); 5 (Access Area) And 7 (Safe Guarding Of House Martins) Of Previously Approved Application 09/0408

**Amendment:**

**Decision:** Grant Permission

**Date:** 29/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0189

**Applicant:**  
Mrs Julia Little

**Parish:**  
Carlisle

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
03/03/2010

**Agent:**

**Ward:**  
Belah

**Location:**  
46 Esk Road, Lowry Hill, Carlisle, CA3 0HW

**Grid Reference:**  
339010 558152

**Proposal:** Single Storey Side Extension To Provide Additional Garage And Utility Room; Erection Of Replacement Conservatory To Rear

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0191

**Applicant:**  
Mr Brian Townson

**Parish:**  
Carlisle

**Date of Receipt:**  
01/03/2010

**Agent:**

**Ward:**  
St Aidans

**Location:**  
202 Warwick Road, Carlisle, CA1 1LH

**Grid Reference:**  
341310 555881

**Proposal:** Erection Of Car Port To Rear (Retrospective Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0195

**Applicant:**  
Mr Maxwell

**Parish:**  
Westlinton

**Date of Receipt:**  
08/03/2010

**Agent:**  
Gray Associates Limited

**Ward:**  
Longtown & Rockcliffe

**Location:**  
Forde House, Blackford, Carlisle, CA6 4EA

**Grid Reference:**  
339698 561949

**Proposal:** Demolition Of Garage And Store And Erection Of Single Storey 'Granny Flat' To The Rear Elevation

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 29/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0196

**Applicant:**  
Mrs French

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
01/03/2010 08:00:27

**Agent:**

**Ward:**  
Burgh

**Location:**  
4 Marsh House Gardens, Burgh by Sands, Carlisle,  
CA5 6AX

**Grid Reference:**  
332162 558896

**Proposal:** Demolition Of Existing Conservatory And Erection Of New  
Conservatory/Sun Room

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0198

**Applicant:**  
RBNB

**Parish:**  
Carlisle

**Date of Receipt:**  
08/03/2010

**Agent:**  
Innex Design Ltd

**Ward:**  
Botcherby

**Location:**  
Magpie Inn, Victoria Road, Carlisle, CA1 2UE

**Grid Reference:**  
342125 555701

**Proposal:** Demolition Of Extension To The North-Western Elevation To Provide  
Space For New External Seating Areas. Alterations Also Include The  
Reinstatement Of Doors And Windows Together With A New Facade

**Amendment:**

**Decision:** Grant Permission

**Date:** 27/04/2010

---

Between 10/04/2010 and 28/05/2010

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
10/0199

**Applicant:**  
Hertz Plc

**Parish:**  
Carlisle

**Date of Receipt:**  
04/03/2010 13:00:43

**Agent:**  
JWPC Limited

**Ward:**  
Currock

**Location:**  
Europ Car, Unit 8, St Nicholas Estate, Lancaster  
Street, Carlisle, CA1 1TF

**Grid Reference:**  
340576 555184

**Proposal:** Replacement Signage Comprising 1 No. Internally Illuminated Fascia  
Box Sign To Front Elevation, 1 No. Double Sided Internally Illuminated  
Box Sign Facing Lancaster Street And 1 No. Non-Illuminated Sign To  
Rear Elevation

**Amendment:**

1. Reduction in height and width scale of the proposed illuminated  
freestanding signage.

**Decision:** Grant Permission

**Date:** 26/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0201

**Applicant:**  
Mr Toth

**Parish:**  
Arthuret

**Date of Receipt:**  
03/03/2010 08:00:16

**Agent:**  
Tsada Building Design  
Services

**Ward:**  
Longtown & Rockcliffe

**Location:**  
8 Old Road, Longtown, Carlisle, CA6 5TH

**Grid Reference:**  
338395 568528

**Proposal:** Demolition Of Existing Store And Erection Of Two Storey Side Extension  
To Provide Garage & Utility On Ground Floor With Dressing Room And  
En-Suite Above

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/04/2010

---

Between 10/04/2010 and 28/05/2010

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
10/0202

**Applicant:**  
Chrysalis

**Parish:**  
Kingmoor

**Date of Receipt:**  
19/03/2010

**Agent:**

**Ward:**  
Stanwix Rural

**Location:**  
Building 1 Westmoor, Low Crindledyke, Rockcliffe,  
Carlisle, CA6 4BH

**Grid Reference:**  
337274 560590

**Proposal:** Change Of Use From B1 To B1 & D1 Usage

**Amendment:**

**Decision:** Grant Permission

**Date:** 07/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0210

**Applicant:**  
Messers JR Lyall

**Parish:**  
Carlton

**Date of Receipt:**  
11/03/2010

**Agent:**  
Hopes Auction Company  
Limited

**Ward:**  
Great Corby & Geltsdale

**Location:**  
North Scales, Heads Nook, Brampton, CA8 9BT

**Grid Reference:**  
351872 554202

**Proposal:** Erection Of Proposed Livestock Building

**Amendment:**

**Decision:** Grant Permission

**Date:** 06/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0211

**Applicant:**  
Mr Iain Clarkson

**Parish:**  
Kirkcubbin Middle

**Date of Receipt:**  
05/03/2010

**Agent:**  
Rodney Jeremiah

**Ward:**  
Lyne

**Location:**  
L/Adj to 8 Beech Tree Court, Smithfield, Carlisle,  
CA6 6AU

**Grid Reference:**  
344067 565336

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Discharge Of Conditions 2, 3, 4 & 5 Relating To Planning Application 09/0696

**Amendment:**

**Decision:** Grant Permission

**Date:** 20/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0212

**Applicant:**  
HSBC Bank

**Parish:**  
Carlisle

**Date of Receipt:**  
12/03/2010

**Agent:**  
Fouin & Bell Architects

**Ward:**  
Belah

**Location:**  
HSBC, 325 Kingstown Road, Carlisle, CA3 OBJ

**Grid Reference:**  
339466 559442

**Proposal:** Replacement Of Existing Halo Illuminated Sign Above Front Entrance  
And Installation Of Non Illuminated Sign Above External ATM

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0214

**Applicant:**  
Domino Pizza Group

**Parish:**  
Carlisle

**Date of Receipt:**  
01/04/2010

**Agent:**  
Douglas Signs & Design  
UK Ltd

**Ward:**  
St Aidans

**Location:**  
25a London Road, Carlisle, Cumbria, CA1 2JZ

**Grid Reference:**  
340742 555254

**Proposal:** Display Of 3No. Fascia Signs (1 Internally Illuminated) And 1No.  
Projecting Sign (Retrospective Application)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 28/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0216

**Applicant:**  
Kingmoor Park Properties  
Ltd

**Parish:**  
Kingmoor

**Date of Receipt:**  
05/03/2010

**Agent:**  
Miss Jessica Taylor

**Ward:**  
Stanwix Rural

**Location:**  
Kingmoor Business Park, Carlisle

**Grid Reference:**  
338303 558781

**Proposal:** Installation Of Electricity Substation  
**Amendment:**

**Decision:** Grant Permission

**Date:** 26/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0218

**Applicant:**  
Mr Mark Heaton

**Parish:**  
Carlisle

**Date of Receipt:**  
12/03/2010

**Agent:**

**Ward:**  
Denton Holme

**Location:**  
31 Yewdale Road, Sandsfield Park, Carlisle,  
Cumbria, CA2 7ST

**Grid Reference:**  
337492 555325

**Proposal:** Erection Of Two Storey Side Extension With Training Room On Ground  
Floor With En-Suite Bedroom Above Together With Single Storey Rear  
Extension To Provide Extended Kitchen

**Amendment:**

**Decision:** Grant Permission

**Date:** 07/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0219

**Applicant:**  
Mr Kevin Walker

**Parish:**  
Carlisle

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**

16/03/2010

**Agent:****Ward:**

Harraby

**Location:**

33 Carlial Drive, Carlisle, Cumbria, CA1 2RF

**Grid Reference:**

341475 554149

**Proposal:** Two Storey Side Extension To Provide Kitchen On Ground Floor With En-Suite Bedroom Above Together With Single Storey Rear Extension To Provide Sun Room

**Amendment:**

**Decision:** Grant Permission

**Date:** 11/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

10/0220

**Applicant:**

Mr Colin Thorley

**Parish:**

Carlisle

**Date of Receipt:**

08/03/2010

**Agent:****Ward:**

Stanwix Urban

**Location:**

93 Beech Grove, Stanwix, Carlisle, CA3 9BN

**Grid Reference:**

340174 557863

**Proposal:** Erection Of Single Storey Rear Extension To Provide Extended Lounge And Kitchen/Dining Area Together With First Floor Side Extension To Provide Additional Bedroom & Bathroom (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

10/0222

**Applicant:**

Mr Raymond MacDowall

**Parish:**

Stanwix Rural

**Date of Receipt:**

11/03/2010

**Agent:**

HTGL Architects Ltd

**Ward:**

Stanwix Rural

**Location:**

Old Clydesdale Stud, Tarraby Lane, Tarraby, Carlisle, CA3 0JS

**Grid Reference:**

340959 558102

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Removal Of Existing Conservatory And Replacement Extension To Dining Room

**Amendment:**

**Decision:** Grant Permission

**Date:** 19/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0223

**Applicant:**  
Mr Lloyd

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
08/03/2010 16:00:17

**Agent:**  
Co-ordinate (Cumbria)  
Limited

**Ward:**  
Stanwix Rural

**Location:**  
Houghton House, Houghton, Carlisle, CA6 4DX

**Grid Reference:**  
340763 560863

**Proposal:** Installation Of Wood Chip Boiler In Existing Car Port; Demolition Of Existing Dog Kennels And Storage Sheds And Erection Of Replacement Dog Kennels, Car Port And Secure Storage Facilities

**Amendment:**

**Decision:** Grant Permission

**Date:** 30/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0224

**Applicant:**  
Mr Lloyd

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
08/03/2010 16:00:17

**Agent:**  
Co-ordinate (Cumbria)  
Limited

**Ward:**  
Stanwix Rural

**Location:**  
Houghton House, Houghton, Carlisle, CA6 4DX

**Grid Reference:**  
340763 560863

**Proposal:** Installation Of Wood Chip Boiler In Existing Car Port; Demolition Of Existing Dog Kennels And Storage Sheds And Erection Of Replacement Dog Kennels, Car Port And Secure Storage Facilities (LBC)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 30/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0232

**Applicant:**  
Kans& Kandy (Properties)  
Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
10/03/2010

**Agent:**  
Ian Belsham Associates  
Ltd

**Ward:**  
Stanwix Urban

**Location:**  
54 Scotland Road, Carlisle, Cumbria, CA3 9DF

**Grid Reference:**  
340030 557268

**Proposal:** Discharge Of Conditions 7 (Screen Walls And Boundary Fences); 8 (Samples Of Materials); 9 (Hard Surface Finishes); 11 (Trolley Bay); 12 (Highway Footpath); 15 (Surface Water Drainage); 18 (Bicycle Parking Facilities); 21 (External Lighting); 25 (Mechanical Plant); 26 (Site Investigation) And 27 (Bin Store) Of Previously Approved Application 09/0507

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0234

**Applicant:**  
Story Construction

**Parish:**  
Brampton

**Date of Receipt:**  
10/03/2010 13:01:46

**Agent:**

**Ward:**  
Brampton

**Location:**  
Former Highways Depot, Station Road, Brampton,  
CA8 1EU

**Grid Reference:**  
353782 561006

**Proposal:** Demolition Of All Existing Buildings (CAC)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 14/04/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0236

**Applicant:**  
Pentakan Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
11/03/2010

**Agent:**  
Jock Gordon

**Ward:**  
Currock

**Location:**  
2 Paton House, Victoria Viaduct, Carlisle, Cumbria,  
CA3 8AN

**Grid Reference:**  
340124 555644

**Proposal:** Change Of Use To Use Class (A1 Retail) Unit Including Replacement  
Doors And Windows

**Amendment:**

**Decision:** Grant Permission

**Date:** 06/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0237

**Applicant:**  
Messrs Beattie

**Parish:**  
Beaumont

**Date of Receipt:**  
15/03/2010

**Agent:**  
Mr Beattie

**Ward:**  
Burgh

**Location:**  
Ratlingate Farm, Ratlingate Lane, Kirkandrews on  
Eden, Carlisle, CA5 6DW

**Grid Reference:**  
335711 557918

**Proposal:** Construction Of Steel Portal Frame Mixed Use Agricultural Shed

**Amendment:**

**Decision:** Grant Permission

**Date:** 26/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0240

**Applicant:**  
Riverside Carlisle

**Parish:**  
Carlisle

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
11/03/2010

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

**Ward:**  
Upperby

**Location:**  
Henderson Road, Carlisle, CA2 4PX

**Grid Reference:**  
340541 553694

**Proposal:** Discharge Of Conditions 2(Material Samples), 3(Hard Surface Finishes), 8(Surface Water Disposal) and 9 (Geo-Environmental Assessment Report) Of Previously Approved Application 09/0974

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0243

**Applicant:**  
Mr Bruce Beattie

**Parish:**  
Carlisle

**Date of Receipt:**  
15/03/2010

**Agent:**

**Ward:**  
Currock

**Location:**  
Whiteheads A 1 Motor Store, 108 Botchergate,  
Carlisle, CA1 1SN

**Grid Reference:**  
340508 555404

**Proposal:** Change Of Use From Retail Outlet To Church Premises

**Amendment:**

**Decision:** Grant Permission

**Date:** 11/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0248

**Applicant:**  
Mr G Smith

**Parish:**  
Wetheral

**Date of Receipt:**  
19/03/2010

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

**Ward:**  
Wetheral

**Location:**  
5 Eden Mount, Wetheral, Carlisle, CA4 8EX

**Grid Reference:**  
346469 554393

**Proposal:** Erection Of Single Storey Front And Side Extensions To Provide Porch/Study To Front With Living Room To Side

## SCHEDULE E: Decisions Issued Under Delegated Powers

### Amendment:

**Decision:** Grant Permission

**Date:** 14/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0249

**Applicant:**  
Sawyers Construction

**Parish:**  
Carlisle

**Date of Receipt:**  
17/03/2010

**Agent:**  
Edenholme Building &  
Architectural Surveyors

**Ward:**  
Stanwix Urban

**Location:**  
Land adjacent to 66 Eden Street, Carlisle, CA3 9LH

**Grid Reference:**  
339600 557495

**Proposal:** Erection Of 1no. Dwelling (Revised Application)

### Amendment:

**Decision:** Grant Permission

**Date:** 07/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0250

**Applicant:**  
Castletown House Walled  
Garden

**Parish:**  
Rockcliffe

**Date of Receipt:**  
31/03/2010

**Agent:**

**Ward:**  
Longtown & Rockcliffe

**Location:**  
Castletown House, Castletown, Rockcliffe, Carlisle,  
CA6 4BN

**Grid Reference:**  
334696 562081

**Proposal:** Removal Of Existing Glasshouse & Erection Of Replacement  
Glasshouse

### Amendment:

**Decision:** Grant Permission

**Date:** 12/05/2010

---

## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0254

**Applicant:**  
Mr Philip Day

**Parish:**  
Hayton

**Date of Receipt:**  
31/03/2010

**Agent:**  
Ashwood Design  
Associates

**Ward:**  
Hayton

**Location:**  
Hayton Hall, Corby Hill. Carlisle, CA4 8QD

**Grid Reference:**  
349709 558571

**Proposal:** Proposed Garage With Accommodation At First Floor

**Amendment:**

**Decision:** Grant Permission

**Date:** 19/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0255

**Applicant:**  
Mr Barnaby Bowman

**Parish:**  
Carlisle

**Date of Receipt:**  
18/03/2010

**Agent:**  
S & H Construction

**Ward:**  
Castle

**Location:**  
The White House, Warwick Road, Carlisle, CA1  
1JY

**Grid Reference:**  
340302 555708

**Proposal:** Internal Alterations Including Removal Of Boarding To Windows & Wall Areas, Exposing Existing Fire Places, Removing The Modern Bar And Replacing It In Its Original Location And Improvements To All Floor Areas To Match Existing (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0256

**Applicant:**  
Mr & Mrs Allison

**Parish:**  
Carlisle

**Date of Receipt:**

**Agent:**

**Ward:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

19/03/2010

Jock Gordon

Belah

**Location:**

2 Austin Court, Etterby Road, Carlisle, Cumbria,  
CA3 9SB

**Grid Reference:**

339056 557306

**Proposal:** Erection Of Open Canopy Over Main Entrance Door

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0257

**Applicant:**  
Impactsett Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
24/03/2010

**Agent:**  
Michael Carigiet  
Associates Ltd

**Ward:**  
Currock

**Location:**

8 Lancaster Street, St Nicholas Estate, Carlisle,  
Cumbria, CA1 1TF

**Grid Reference:**

340576 555184

**Proposal:** Variation Of Condition 3 Of Application 97/0193 To Allow Rental Of  
Cars, Vans And Minibuses

**Amendment:**

**Decision:** Grant Permission

**Date:** 27/04/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0261

**Applicant:**  
Mr Lee Nixon

**Parish:**  
Wetheral

**Date of Receipt:**  
31/03/2010

**Agent:**

**Ward:**  
Wetheral

**Location:**

Long Strumble, Armathwaite, Carlisle, CA4 9SY

**Grid Reference:**

348562 550672

**Proposal:** Erection Of Agricultural Building

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 21/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0263

**Applicant:**  
Mr Nigel Aitchison

**Parish:**  
Nicholforest

**Date of Receipt:**  
29/03/2010

**Agent:**

**Ward:**  
Lyne

**Location:**  
Land adjacent to East Kershopefoot, Newcastleton,  
TD9 OTJ

**Grid Reference:**  
347800 582840

**Proposal:** Discharge Of Conditions 2 (Material Samples); 4 (Surface Water Drainage); 11 (Desk Study Re: On Site Contamination) And 12 (Landscaping Scheme) Of Previously Approved Permission 07/0425

**Amendment:**

**Decision:** Grant Permission

**Date:** 21/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0264

**Applicant:**  
Mr Sutcliffe

**Parish:**  
Carlisle

**Date of Receipt:**  
23/03/2010 08:00:25

**Agent:**  
Concept Architectural &  
Design Services

**Ward:**  
St Aidans

**Location:**  
38 Howe Street, Carlisle, CA1 2HT

**Grid Reference:**  
340902 555348

**Proposal:** Change Of Use Of Ground Floor Retail Unit To Self Contained Residential Flat (Use Class A1 To C3)

**Amendment:**

**Decision:** Grant Permission

**Date:** 05/05/2010

---

## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0270

**Applicant:**  
Mr S Harrison

**Parish:**  
Carlisle

**Date of Receipt:**  
31/03/2010

**Agent:**

**Ward:**  
Stanwix Urban

**Location:**  
Fairfield House, 105 Scotland Road, Carlisle, CA3  
9HL

**Grid Reference:**  
339973 557412

**Proposal:** Change Of Use From Interior Design Studio To B1 (Business Use) On  
Ground Floor And Part First Floor, With Class C3 (Dwelling House) On  
Part First Floor, On An Occasional Basis

**Amendment:**

**Decision:** Grant Permission

**Date:** 26/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0271

**Applicant:**  
Mr Bartholomew

**Parish:**  
Hayton

**Date of Receipt:**  
25/03/2010 08:00:21

**Agent:**  
Ashton Design

**Ward:**  
Hayton

**Location:**  
Low Moor House, Corby Hill, Carlisle, CA4 8QB

**Grid Reference:**  
349303 558079

**Proposal:** Erection Of Single And Two Storey Rear Extension To Provide Ground  
Floor Kitchen And Sitting Area, With First Floor Extended Bedroom And  
Bathroom With Balcony Element (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 20/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0276

**Applicant:**  
Mr G Lightfoot

**Parish:**  
Carlisle

**Date of Receipt:**

**Agent:**

**Ward:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

25/03/2010

Hogg & Robinson Design Harraby  
Services

**Location:**

44 Cumwhinton Road, Carlisle, CA1 3LA

**Grid Reference:**

342225 553863

**Proposal:** Demolition Of Existing Store/Garage; Erection Of Two Storey Side Extension To Provide Study And Larder On Ground Floor With 1no. Bedroom Above; New Pitched Roof At Rear Over Existing Flat Roof

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0278

**Applicant:**  
Mr & Mrs Jim Bell

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
08/04/2010

**Agent:**  
Mr Ian Simpson

**Ward:**  
Dalston

**Location:**  
24 Cawflands, Durdar, Carlisle, CA2 4UH

**Grid Reference:**  
340555 551084

**Proposal:** Erection Of Single Storey Side Extension To Provide 2no. Bedrooms Together With Conservatory To Rear Elevation (Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 21/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0286

**Applicant:**  
Mr Alastair Wannop

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
01/04/2010

**Agent:**  
Taylor & Hardy

**Ward:**  
Stanwix Rural

**Location:**  
Linstock Castle Farm, Linstock, Carlisle CA6 4PZ

**Grid Reference:**  
342954 558483

**Proposal:** Anaerobic Digester Plant Comprising 1no. Digester Tank and Associated Plant and Machinery

## SCHEDULE E: Decisions Issued Under Delegated Powers

### Amendment:

**Decision:** Grant Permission

**Date:** 26/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0287

**Applicant:**  
Mr & Mrs Richardson

**Parish:**  
Wetheral

**Date of Receipt:**  
30/03/2010

**Agent:**  
Edenholme Building &  
Architectural Surveyors

**Ward:**  
Wetheral

**Location:**  
9 Heathfield Close, Carlisle, CA1 2LD

**Grid Reference:**  
342750 555148

**Proposal:** Erection Of Rear Conservatory

### Amendment:

1. Location of drainpipe and foundations specifications.

**Decision:** Grant Permission

**Date:** 21/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0288

**Applicant:**  
Mr & Mrs Harris

**Parish:**  
Carlisle

**Date of Receipt:**  
29/03/2010 13:00:21

**Agent:**  
Tsada Building Design  
Services

**Ward:**  
Belle Vue

**Location:**  
George Hudson And Sons, 118 Wigton Road,  
Carlisle, CA2 7ES

**Grid Reference:**  
338638 555417

**Proposal:** Demolition Of Garage And Canopy To Erect Enlarged Replacement  
Garage And Storage Area For Cars And Equipment

### Amendment:

**Decision:** Grant Permission

**Date:** 14/05/2010

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## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0292

**Applicant:**  
Fox Builders

**Parish:**  
Carlisle

**Date of Receipt:**  
29/03/2010

**Agent:**  
Johnston & Wright

**Ward:**  
Castle

**Location:**  
8 and 9 Warwick Square, Carlisle, Cumbria, CA1  
1LB

**Grid Reference:**  
340651 555773

**Proposal:** Change Of Use From Commercial To Residential To Create 4no. 1  
Bedroom Flats, 2no. 2 Bedroom Flats And 2no. 2 Bedroom Mews  
Houses

**Amendment:**

**Decision:** Grant Permission

**Date:** 10/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0295

**Applicant:**  
Mrs Julia Evans

**Parish:**  
Askerton

**Date of Receipt:**  
06/04/2010

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

**Ward:**  
Multiple Wards

**Location:**  
The Old Post Office, Kirkcambbeck, Brampton, CA8  
2BQ

**Grid Reference:**  
353334 568918

**Proposal:** Proposed Extension To Existing Dwelling To Form Garage, Stables And  
Associated Vehicular Access

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0297

**Applicant:**  
Citadel Estates Ltd

**Parish:**  
Castle Carrock

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:** 30/03/2010 08:00:38      **Agent:** Holt Planning Consultancy      **Ward:** Great Corby & Geltsdale

**Location:** L/A Field 3328, Castle Carrock, Carlisle      **Grid Reference:** 354325 555243

**Proposal:** Variation Of Condition 1 Attached To Application 10/0190 (List Of Approved Drawings) To Enable Minor Material Amendments To The Design And Appearance Of Those Dwellings Approved Under Application 08/0245

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:** 10/0302      **Applicant:** Mr & Mrs Brown      **Parish:** Carlisle

**Date of Receipt:** 31/03/2010      **Agent:**      **Ward:** Stanwix Urban

**Location:** 44 Croft Road, Carlisle, Cumbria, CA3 9AG      **Grid Reference:** 340940 557490

**Proposal:** First Floor Extension Above Existing Living Room To Provide 2no. Bedrooms And Bathroom Together With Single Storey Rear Extension Providing Extended Kitchen/Dining Room (Revised Proposal)

**Amendment:**

**Decision:** Grant Permission

**Date:** 18/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:** 10/0303      **Applicant:** Mr Lee Nixon      **Parish:** Wetheral

**Date of Receipt:** 31/03/2010      **Agent:**      **Ward:** Wetheral

**Location:** Long Strumble, Armathwaite, Carlisle, CA4 9SY      **Grid Reference:** 348562 550672

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Erection Of Agricultural Building

**Amendment:**

**Decision:** Grant Permission

**Date:** 24/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0309

**Applicant:**  
Major David Lennox

**Parish:**  
Carlisle

**Date of Receipt:**  
01/04/2010

**Agent:**

**Ward:**  
Castle

**Location:**  
57 Wigton Road, Carlisle, Cumbria, CA2 7AY

**Grid Reference:**  
338931 555578

**Proposal:** Change Of Use From Existing Use Class A1 (Shop) To Use Class A3 (Cafe)

**Amendment:**

**Decision:** Grant Permission

**Date:** 18/05/2010

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0317

**Applicant:**  
Environment Agency

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
06/04/2010 16:03:00

**Agent:**  
Jacobs Engineering UK Ltd

**Ward:**  
Stanwix Rural

**Location:**  
Land adjacent St John's Church, Low Crosby,  
Carlisle

**Grid Reference:**  
344803 559602

**Proposal:** Partial Demolition And Reconstruction Of Roadside Boundary Wall To St John's Church Together With The Formation Of A Disabled Access Ramp, To Facilitate The Low Crosby Flood Alleviation Scheme (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 26/05/2010

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## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0318

**Applicant:**  
Mr Rodger Prior

**Parish:**  
Carlisle

**Date of Receipt:**  
21/04/2010

**Agent:**  
Mr Raymond Ford

**Ward:**  
Harraby

**Location:**  
7 Brookfield Gardens, London Road, Carlisle,  
Cumbria, CA1 2PJ

**Grid Reference:**  
341186 554763

**Proposal:** Erection Of Single Storey Rear Extension To Provide Additional Floor  
Space To Existing Kitchen

**Amendment:**

**Decision:** Grant Permission

**Date:** 25/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0319

**Applicant:**  
Mr & Mrs Delia & William  
Stevens

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
07/04/2010

**Agent:**

**Ward:**  
Burgh

**Location:**  
Low Moorhouse Fauld, Moorhouse, Carlisle,  
Cumbria, CA5 6HA

**Grid Reference:**  
333050 556835

**Proposal:** Non Material Amendments Relating To Previously Approved Permission  
09/0631

**Amendment:**

**Decision:** Amendment Accepted  
30/04/2010

**Date:**

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0320

**Applicant:**  
Riverside Carlisle

**Parish:**  
Farlam

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
07/04/2010

**Agent:**  
HTGL Architects

**Ward:**  
Multiple Wards

**Location:**  
Crossgates Road, Hallbankgate, Carlisle

**Grid Reference:**  
358268 559375

**Proposal:** Display Of 1no. Non-Illuminated Free Standing Pole Mounted Sign  
(Retrospective)

**Amendment:**

**Decision:** Refuse Permission

**Date:** 14/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0321

**Applicant:**  
Mr Gate

**Parish:**  
Dalston

**Date of Receipt:**  
08/04/2010

**Agent:**  
Green Design Group

**Ward:**  
Dalston

**Location:**  
Stoneleigh, Chalkfoot, Dalston, Carlisle, CA5 7JH

**Grid Reference:**  
334000 548457

**Proposal:** Two Storey Side Extension To Provide Dining Room On Ground Floor  
With Covered Link To Existing Garage And 1No. En-Suite Bedroom With  
1No. En-Suite To Existing Bedroom At First Floor Level

**Amendment:**

**Decision:** Grant Permission

**Date:** 18/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0324

**Applicant:**  
Harrison Homes (Cumbria) Carlisle  
Ltd

**Parish:**

**Date of Receipt:**  
09/04/2010

**Agent:**  
Unwin Jones Partnership

**Ward:**  
Harraby

**Location:**  
Former Highgrove Dairy, Harraby Green, Carlisle

**Grid Reference:**  
341330 554457

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Non-Material Amendment For Planning Application 09/0663 To Include Juliet Balcony In Replace Of Window At Block S.13 And Additional Rear Door To Garage On Block S.16

**Amendment:**

1. Revised drawing numbers 2261/P/26F and 2261/P/29G received 29th April 2010 showing consistent detailing between floor and elevation plans of proposed porch.

**Decision:** Amendment Accepted  
29/04/2010

**Date:**

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0325

**Applicant:**  
Mr John Cowper

**Parish:**  
Hayton

**Date of Receipt:**  
09/04/2010

**Agent:**  
Hogg & Robinson Design  
Services

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Garages between Corner House and former Hare  
and Hounds, Talkin, Brampton

**Grid Reference:**  
354915 557385

**Proposal:** Change Of Use From Garage Into 2no. Bedroom Dormer House,  
Replacement Of Existing Planning Permission 09/0981

**Amendment:**

1. Revised drawing received 13th May 2010 showing the obscure glazing of the ground floor window and replacement of first floor windows by rooflights on the "rear" elevation.
2. Revised drawing no. 08B JC T 240310 received 21st May 2010 showing use of painted concrete surrounds, cills and quoins.

**Decision:** Grant Permission

**Date:** 24/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0326

**Applicant:**  
Mr M Turk

**Parish:**  
Wetheral

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
15/04/2010

**Agent:**

**Ward:**  
Wetheral

**Location:**  
Wilspa, Park Road, Scotby, Carlisle, CA4 8AT

**Grid Reference:**  
343799 555443

**Proposal:** Non Material Amendment Relating To Planning Permission 08/0590 To Include 4no. Velux Roof Windows To Rear Elevation In Lieu Of 2. Insertion Of Window To East Elevation Of Proposed Elevation And Enlargement Of Garage Door

**Amendment:**

**Decision:** Amendment Accepted  
26/04/2010

**Date:**

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0330

**Applicant:**  
Mr D McKinlay

**Parish:**  
Carlisle

**Date of Receipt:**  
13/04/2010

**Agent:**  
TSF Developments Ltd

**Ward:**  
Morton

**Location:**  
48 Wansfell Avenue, Carlisle, CA2 6HD

**Grid Reference:**  
338919 554796

**Proposal:** Erection Of Single Storey Sun Room To Rear Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 21/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0331

**Applicant:**  
Mr Antony Pirt

**Parish:**  
Rockcliffe

**Date of Receipt:**  
19/04/2010

**Agent:**  
Johnston & Wright

**Ward:**  
Stanwix Rural

**Location:**  
24 Harker Park Road, Harker, Carlisle, CA6 4HS

**Grid Reference:**  
339779 560772

**Proposal:** Erection Of Family/Dining Room And Enlarge Bedroom In Roofspace

## SCHEDULE E: Decisions Issued Under Delegated Powers

(Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 26/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0332

**Applicant:**  
Mr David Strong

**Parish:**  
Carlisle

**Date of Receipt:**  
14/04/2010

**Agent:**

**Ward:**  
Belah

**Location:**  
56 Newfield Park, Carlisle, CA3 0AH

**Grid Reference:**  
339789 558640

**Proposal:** Non Material Amendment Relating To Planning Application 09/1136 To Amend Approved Brick Types

**Amendment:**

**Decision:** Amendment Accepted  
26/04/2010

**Date:**

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0336

**Applicant:**  
Mrs Vanessa Pieri

**Parish:**  
Brampton

**Date of Receipt:**  
19/04/2010

**Agent:**

**Ward:**  
Brampton

**Location:**  
17/19 High Cross Street, Brampton, CA8 1RP

**Grid Reference:**  
353041 561144

**Proposal:** Variation Of Condition 4 Relating To Planning Ref: 96/0018 To Allow The Premises To Trade Between 08:00 And 23:00 Hours Seven Days A Week Including Bank Holidays

**Amendment:**

**Decision:** Grant Permission

**Date:** 24/05/2010

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## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0342

**Applicant:**  
Kingmoor Park Properties  
Ltd

**Parish:**  
Kingmoor

**Date of Receipt:**  
16/04/2010

**Agent:**  
How Planning

**Ward:**  
Stanwix Rural

**Location:**  
Sites between 1-5 Kingmoor Park Road, Kingmoor  
Park Central, Carlisle, CA6 4SD

**Grid Reference:**  
338327 559469

**Proposal:** New Link Road And Associated Infrastructure Within The Hub Area Of  
Kingmoor Park

**Amendment:**

**Decision:** Grant Permission

**Date:** 24/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0350

**Applicant:**  
Mr & Mrs Roberts

**Parish:**  
Carlisle

**Date of Receipt:**  
19/04/2010

**Agent:**  
Jock Gordon

**Ward:**  
Morton

**Location:**  
32 Levens Drive, Morton Park, Carlisle, CA2 6JF

**Grid Reference:**  
338666 554544

**Proposal:** Erection Of Conservatory To Rear Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 24/05/2010

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0352

**Applicant:**  
Etman Enterprises Ltd

**Parish:**  
Dalston

**Date of Receipt:**  
20/04/2010

**Agent:**

**Ward:**  
Dalston

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Location:**

Dalston Hall Holiday Park, Dalston, Carlisle, CA5  
7JX

**Grid Reference:**

337516 551544

**Proposal:** Non Material Amendment For Appn 07/0495 Showing A Revised Layout  
Of Holiday Lodge Pitches

**Amendment:**

**Decision:** Amendment Accepted

17/05/2010

**Date:**

---

Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

10/0356

**Applicant:**

Mr Morrey

**Parish:**

Carlisle

**Date of Receipt:**

21/04/2010

**Agent:****Ward:**

Belah

**Location:**

10 Ritson Close, Lowry Hill, Carlisle, CA3 OQD

**Grid Reference:**

339552 558670

**Proposal:** Non Material Amendment Relating To 08/0582 For The Substitution Of  
White Textured Render In Lieu Of Facing Bricks

**Amendment:**

**Decision:** Amendment Accepted

04/05/2010

**Date:**

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**

10/0381

**Applicant:**

Mr Michael Loxley

**Parish:**

St Cuthberts Without

**Date of Receipt:**

27/04/2010

**Agent:**

Philip Turner Associates

**Ward:**

Dalston

**Location:**

Ardnaree, Carleton, Carlisle CA4 OAA

**Grid Reference:**

343376 552395

**Proposal:** Non Material Amendment Relating to Previously Approved Application  
10/0079

## SCHEDULE E: Decisions Issued Under Delegated Powers

### Amendment:

**Decision:** Amendment Accepted  
14/05/2010

**Date:**

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0434

**Applicant:**  
Harrison & Hetherington

**Parish:**  
Carlisle

**Date of Receipt:**  
11/05/2010

**Agent:**  
Johnston & Wright

**Ward:**  
Botcherby

**Location:**  
Borderway Mart, Montgomery Way, Rosehill  
Industrial Estate, Carlisle CA1 2RS

**Grid Reference:**  
342844 555770

**Proposal:** Non Material Amendment To Previously Approved Application 10/0103  
**Amendment:**

**Decision:** Amendment Accepted  
24/05/2010

**Date:**

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Between 10/04/2010 and 28/05/2010

**Appn Ref No:**  
10/0459

**Applicant:**  
Norbrook Laboratories

**Parish:**  
Wetheral

**Date of Receipt:**  
18/05/2010

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

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Ferry Cottage, Great Corby, Carlisle CA4 8LR

**Grid Reference:**  
346999 554439

**Proposal:** Discharge Of Condition 6 Of Previously Approved Appn 09/0015 As  
Varied Under Appn 10/0333

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/05/2010

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## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 10/04/2010 and 28/05/2010

<b>Appn Ref No:</b> 10/0460	<b>Applicant:</b> Norbrook Laboratories	<b>Parish:</b> Wetheral
<b>Date of Receipt:</b> 18/05/2010	<b>Agent:</b> Architects Plus (UK) Ltd	<b>Ward:</b> Great Corby & Geltsdale
<b>Location:</b> Corby Woods near Ferry Cottage, Great Corby, Carlisle CA4 8LR		<b>Grid Reference:</b> 346999 554439
<b>Proposal:</b> Discharge Of Condition 6 Of Previously Approved Appn 09/0311 As Varied Under Appn 10/0334		

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/05/2010

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Between 10/04/2010 and 28/05/2010

<b>Appn Ref No:</b> 10/0461	<b>Applicant:</b> Norbrook Laboratories	<b>Parish:</b> Wetheral
<b>Date of Receipt:</b> 18/05/2010	<b>Agent:</b> Architects Plus (UK) Ltd	<b>Ward:</b> Great Corby & Geltsdale
<b>Location:</b> Corby Woods near Ferry Cottage, Great Corby, Carlisle CA4 8LR		<b>Grid Reference:</b> 346999 554439
<b>Proposal:</b> Discharge Of Condition 4 Of Previously Approved Appn 09/0270 As Varied Under Appn 10/0335		

**Amendment:**

**Decision:** Grant Permission

**Date:** 28/05/2010

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Between 10/04/2010 and 28/05/2010

<b>Appn Ref No:</b> 10/9006	<b>Applicant:</b> United Utilities - Environment & Sustainability	<b>Parish:</b> Stanwix Rural
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## **SCHEDULE E: Decisions Issued Under Delegated Powers**

**Date of Receipt:**

17/05/2010

**Agent:**

Cumbria County Council

**Ward:**

Stanwix Rural

**Location:**

Land North of Laitholme, Park Broom, Carlisle

**Grid Reference:**

**Proposal:** New Wastewater Pumping Station, Removal of 2m of Hedgerow, Access Track

and Erection of Motor Control Kiosk

**Amendment:**

**Decision:** City Council Observation - Observations

**Date:** 28/05/2010

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