

SCHEDULE A: Applications with Recommendation

13/0431

Item No: 07

Date of Committee: 11/10/2013

Appn Ref No:
13/0431

Applicant:
Hayton High Estates

Parish:
Hayton

Date of Receipt:
19/06/2013

Agent:
SPACE Designed
Solutions Ltd

Ward:
Hayton

Location:

Town Head Cottage and adjoining land, Townhead,
Hayton, CA8 9JH

Proposal: Revisions To Original Planning Approvals 11/0433 & 11/0690 Involving
Amended Estate House And Erection Of 1no. Eight Bed Holiday Unit In
Lieu Of 8no. Holiday Lets

REPORT

Case Officer: Angus Hutchinson

Brief Summary

Members resolved to defer consideration of the proposal during their previous Meeting on the 30th August 2013 in order to allow the submission of further information regarding the impact of the proposal on the ecology of the area. A "Review of Ecological Issues" prepared by Middlemarch Environmental Ltd has subsequently been submitted on behalf of the applicant. The Review concludes that if the measures are undertaken there will be no detrimental impact upon the existing bat population. In addition, the proposed habitat works could enhance biodiversity value of the site compared to its interest before the development was started.

No evidence has been submitted nor readily apparent reason established to question or contradict the conclusions of the aforementioned Review.

In the intervening period there has not been a fundamental change in circumstances that alters the previous recommendation.

1. Recommendation

- 1.1 The application is recommended for approval subject to the imposition of relevant conditions.

2. Main Issues

- 2.1 The sustainability of the location
- 2.2 The scale of the development
- 2.3 Impact on landscape character and visual amenity
- 2.4 Impact on the living conditions of neighbouring residents
- 2.5 Ecology and biodiversity
- 2.6 Benefits

3. Application Details

The Site

- 3.1 The application site is located on the eastern side of the unclassified Townhead Road to the immediate south of Woodleigh; and approximately 80 metres to the north of the junction with the Talkin/Castle Carrock Road. The site involves the former Townhead Cottage and the northernmost part of an open field, vehicular access to which was originally via the Talkin/Castle Carrock Road. A second access has recently been formed under permitted development rights onto the Townhead Road.
- 3.2 Development at Townhead is essentially linear in form with the neighbouring dwellings to the north at Woodleigh and Oakleigh being two storey houses and a bungalow at Upwood.
- 3.3 The land rises from the road to the east with the backdrop of Townhead Wood and Whinhill Wood. Whinhill Wood is part of an “ancient woodland”. Approximately 110 metres to the north, a public footpath runs through Townhead Wood. The application site forms the southern approach to the hamlet.
- 3.4 The distance between the western outskirts of Hayton and the easternmost property at Townhead is approximately 100 metres. Hayton is identified under Policy DP1 of the Carlisle District Local Plan 2001-2016 as a Local Service Centre. Townhead is not, however, within Hayton’s settlement boundary as defined under H1 of the Local Plan 2001-2016.
- 3.5 In September 2011, under application 11/0433, planning permission was given for the replacement of Townhead Cottage. In November 2011, under application 11/0690, full permission was given for the erection of eight holiday let units on land adjoining Townhead Cottage. In August 2012, under applications 12/0540 and 12/0635 approval was given for non material amendments to include basements for the developments approved under 11/0433 and 11/0690. The applicant has subsequently excavated the application site, and ground-works are well advanced. The bulk of the excavated material, primarily sand, has now been removed from the site.

The Proposal

- 3.6 The current application seeks full permission to revise the original planning approvals granted under 11/0433 and 11/0690 with regard to the replacement of Townhead Cottage by an Estate worker's house, and the holiday units based around the courtyard.
- 3.7 In the case of the Estate worker's house, the approved plans show a dwelling measuring 10.8m by 12.3m with an eaves height of 4.1m and a ridge height of 7.3m; and sited approximately 24m from the facing wall of Woodleigh. In comparison the proposed plans show a dwelling measuring 10.5m by 11.7m with the addition of a rear single storey porch (2.35m x 2.55m); an eaves height of 5.0m and ridge height of 7.75m; and located 24m from Woodleigh. In effect, the proposed dwelling has a slightly larger footprint (from 133 sq. metres to 135 sq. metres), and an increase in height. The submitted plans also show the basement previously approved under 12/0635 which incorporates a swimming pool.
- 3.8 In relation to the eight holiday lets the approved plans show them arranged in a "U –shape" to form a courtyard. The wings of the courtyard measure 21.1m by 5.6m with the link measuring 14.1m by 5.6m; a basic eaves height of 4.0m and ridge height of 6.3m; and the closest wall 9.2m from the boundary with Woodleigh. The accommodation was designed to incorporate connecting doorways to enable greater flexibility such that units 1-3, 4-5, and 6-8 could have been combined to provide a possible reduced minimum total of 3 lets. The proposed building, now to be used as a single holiday let, has the wing elements measuring 21.2m by 6m with the link being 14.8m by 5.8m; an eaves height of 4.6m and ridge height of 7.2m; and the closest wall 7.3m from the boundary with Woodleigh. As such the proposed building has a larger footprint, is higher by approximately 0.9m, and is closer to the boundary by 1.9m. The submitted plans also show the provision of two external fire escapes and two internal staircases leading to the basement. The basement approved under 12/0540 is extended to connect to a boiler room also serving the house. The basement is shown to have a swimming pool, hot tub, gym, and a tv/games area.
- 3.9 The submitted layout plan shows the utilisation of the recently created access onto Townhead Road but with the parking area re-configured.
- 3.10 The application is accompanied by a Design and Access Statement that explains, amongst other things, that:
- The Edmond Castle Estate is going to be rebuilt as a working Estate which has led to reformulated thoughts as to the scope of the proposed tourist accommodation. The intention now is to have a single large house of eight bedrooms designed to offer something attractive to higher socio economic families/like minded friends looking to stay in luxury self-catering accommodation;
 - It is felt this is a relatively untapped market in the area and will deliver wide ranging benefit to the local economy.
 - This shift in nature of the letting arrangement will produce a benefit to the

neighbours in that the number and frequency of change over dates will reduce.

- The replacement house has a simplified plan to make a traditional format for a family associated with the needs and activities of the Estate i.e. as a general Estate house accommodating either staff or residential tenants.
- Under applications 12/0540 and 12/0635 both the Estate house and the holiday let complex were granted for full footprint basements that amounted to 368 square metres in the case of the 8 bed holiday units. The area of basement under units 6, 7 and 8 as previously granted will now not be built with a consequential reduction in floor area of the basements.
- The increase in roof height for the Estate house reflects the need for a minimum working sloping ceiling height for practical use of the en-suite facilities. The increase in roof height for the holiday house is to allow for the proposed circulation routes.
- The proposed external changes do not impose un-neighbourly additions.
- The extent of excavations to form the basements has meant that the rear block of the holiday accommodation has been moved forwards 1.6m to reduce dig volumes.
- Landscaping proposals will involve the redistribution of significant amounts of excavation material. Some of the spoil will be put back on the rear of the site to restore previous ground levels. There is recorded a sloped banking with level changes of around 3 metres from the woodland fence boundary to the normal field level – this slope will be removed and reinstated. The field will then be covered in topsoil and reseeded for grazing. The bulk of new tree screening and planting will be centred around the proposed car parking area.
- The revised application replaces all the render with local red sandstone.
- The adjoining property Woodleigh has several groups of trees and significant shrubbery screening the site.
- The holiday house is designed to cater for disabled persons and offers a fully compliant access provision to two bedroom suites, the whole of the ground floor and (via a lift installed for the purpose) access to the basement. Access to the Estate house ground floor is in accordance with the Building Regulations.

3.11 In response to initial queries from Cumbria Constabulary, the applicant's agent has explained that:

- The Estate commissions on all its premises CCTV security cameras (inclusive of the car park). These are linked to monitoring facilities, on the Estate and off site.
- The buildings will incorporate measures to make them resistant to burglary.
- There will be courtesy lighting between the car parking areas (low level,

low luminance lights to the path), lights within the courtyard area; and lights adjacent to all entrances.

- An intruder alarm system will be provided in both premises.
- At this juncture there is no specific intent to lodge shooting parties here. If shooting parties were to use the holiday unit they would do so at the invitation only of the Estate. The Estate would secure their guests firearms for them, or as may be the case provide secured storage within the unit. That matter would be by application for same to Cumbria Constabulary.

3.12 The agent has also responded to the further points raised by the neighbouring resident by:

- submitting a plan that identifies the extent of the curtilage associated with the proposed holiday let;
- agreement to the imposition of a condition restricting the use of the field to agricultural purposes;
- confirmed that the applicant does not intend to develop the field;
- explaining that the intention is for the holiday let to be served by eight parking spaces, and the Estate house to have four spaces;
- the point of contact for residents regarding the site is/will be the Estate Manager;
- subject to comments from Natural England the applicant is happy to install sensors on the external lights, and the first floor internal corridor lights served by rooflights.

3.13 In September 2013 a "Review of Ecological Issues" prepared by Middlesmarch Environmental Ltd was submitted on behalf of the applicant. The Review highlights, amongst other things, that:

- the habitats present on site prior to development were in themselves of low ecological importance consisting of common widespread habitats with little intrinsic ecological interest;
- the previous Echoes Ecological report found in 2011 a single soprano pipistrelle bat and a single common pipistrelle bat entering a roost within the former house;
- the wider area has an extensive expanse of woodland containing semi-mature and mature broadleaved and coniferous trees providing bats with numerous alternative roosting sites throughout the year;
- records collected by the Biological Records Centres have identified a substantial maternity roost (pipistrelle species) approximately 100 metres north of the site, however the development within the site boundary as described will not impact upon this nearby roost;
- good foraging areas are still available to local bat populations during the contract works and this will continue to be the case post development;
- the minor changes to the site layout have not had a significant impact upon the ecology of the site - the main ecological consideration of the site is the use as a bat roost;
- to date two artificial bat roosting boxes have been installed on nearby trees;
- two bat boxes and bat access slates will be installed on the new building;

- it is still proposed to maintain unlit areas to the east of the buildings providing dark flight corridors for bats to commute and forage;
- the area to the south of the site will be sown with a suitable wildflower mix to attract a wide range of invertebrate species;
- the existing Monkey Puzzle is a non native species and its ecological value is limited. There has been some damage to the aerial parts of the tree as well as severance to the roots. It should be noted that the tree will be 2-3m from the new building which is not ideal as there is a risk of damage to the building;
- given the location and extent of works in the vicinity of the Monkey Puzzle tree the limited mitigation works which are possible include trimming any severed roots, replacing the soil around the tree, feeding the tree, and monitoring the growth/condition of the tree;
- there are a number of trees along the boundary within 5m of the development site which have received root damage. It is suggested that these trees are felled to leave only the mature oak tree. If the trees are felled they should be cut at a height of 4-5m leaving standing stems to rot and provide habitat for invertebrates and woodpeckers etc. Cut timber will be left stacked and some of the brash left to provide shelter and nest sites for birds; and
- the area will then be replanted with small tree species and underwood shrub species such as rowan, hazel, holly and gorse. As well as attracting a range of butterflies, bees and moths they will also provide food sources for red squirrels, dormice and bats.

3.14 The Review concludes that if the measures are undertaken there will be no detrimental impact upon the existing bat population. In addition, the proposed habitat works could enhance biodiversity value of the site compared to its interest before the development was started.

4. Summary of Representations

4.1 This application was originally advertised in the form of a site notice and the direct notification of the occupiers of 27 neighbouring dwellings. In response a total of 16 formal objections and one informal objection from interested parties have been received. The issues raised are:

1. the building site has been an eyesore for several months and has destroyed the natural look and beauty of the area.
2. The proposal for two swimming pools will put the ageing sewage system under excessive strain – will this be renewed at the expense of the developer? Extremely concerned about the additional traffic and in particular the road width – the country road onto which vehicles will pour out is already barely wide enough for two cars to pass let alone the occasional buses, trucks, vans and farm vehicles. As this road is used by many walkers and cyclists there is an accident waiting to happen. Currently the roads are quiet enough for younger children to go out and about on their cycles and to play games. A development of this size would ruin this aspect of village life due to the comings and goings of cars and service vehicles to the proposed complex. There are places

adjacent to the site where two cars cannot pass each other easily at all. This development will lead to an unacceptable increase in traffic (another 12 cars) entering and exiting from a narrow lane with a junction and a blind bend only yards from the gateway. The traffic increase needs to be considered in the light of other planning applications, Stone House (between Townhead and Hayton) development of 15-20 units, and a possible 3 house development in Townhead.

3. This structure is entirely inappropriate for a small hamlet with the combined property capable of sleeping at least 24 people – this is a massive change in use from the original small cottage and is liable to have a significant effect on the character of the hamlet of Townhead.
4. The area covered by the buildings currently proposed is significantly different from the original two bedroom cottage and from the earlier accepted proposals.
5. The extensive work has already begun and is substantially well into the new build making this not just a revised but a retrospective application.
6. No apparent consideration of the impact of the construction and occupation traffic on the local hamlet and entry roads. The local residents have already been seriously inconvenienced and annoyed by the allegedly inconsiderate behaviour of the heavy supply vehicles which are too big for these lanes.
7. There is no clear plan for the use of this significantly revised property, and concern is expressed that, once built, it could have a different end use, such as country boutique hotel or sports facility/leisure centre. The building might end up as a “white elephant”.
8. The proposal is totally out of character with the surrounding landscape and local buildings architecture.
9. The plans are alleged to be inaccurate in respect of dimensions and the representation of the old plans; and inconsistent.
10. The impact of contaminated waste water (chlorine, cleaning chemicals etc) from the swimming pools could have a disastrous effect on the local environment.
11. The noise pollution of a boiler running 24 hours a day will be detrimental to the health and peace of mind of the neighbouring households.
12. It is likely that the “hotel” and surrounding area will be brightly illuminated, thus bringing light pollution to an area of reasonable darkness and tranquillity used by amateur astronomers and observers of nocturnal wildlife.
13. A Self Catering Accommodation Occupancy Survey completed by Cumbria Tourism for 2007-2012 showed a deteriorating trend of un-let occupancy. There appears to be no need for more holiday lets. Adding more will only serve to adversely affect others in the local community who rely on this type of business as their income and employment.
14. Additional noise and disturbance. What assurances can be given over who will occupy the holiday unit – this is a business proposal to make money. The Estate house may be occupied by “in season” workers and work overnight causing more disturbance.
15. Concerned about potential noise and disruption caused by a large group of transient holiday makers with no regard for the tranquillity of the tiny hamlet.
16. Many in the local community object to the previous planning applications

– when are the voices of the local community whom this affects the most going to be heard.

17. Townhead is a small rural hamlet fairly isolated in relation to general transport and other public amenities. The proposed holiday complex would largely be dependent on the use of private motor vehicles. As such, the development would not be sustainable in terms of current ministerial and development plan policy.
18. Old Townhead Cottage and its adjoining field provided a picturesque and sympathetic entrance to the hamlet when approaching from the south. Thus many local people remain baffled as to how the development granted under 11/0433 and 11/0690 could be approved.
19. The proposed replacement buildings by virtue of their scale and character will appear an overstatement of design with none of the unique charm of the previous old dwelling. The proposed new buildings would certainly not echo the rural past of the hamlet and give a false impression of the true historical record for the area. Approaching Townhead from the south, one would encounter overly dominant buildings of an estate character which are incongruous in their setting.
20. Correct impact assessments of possible disturbance and road safety issues need to be carried out based upon a properly defined end-use of the buildings.
21. Local people sincerely wish to preserve the special character and community spirit of the settlement.
22. The current proposal now involves a large estate house linked by a basement to an 8 bed holiday home, with leisure facilities incorporating two swimming pools, games room and gymnasium. This is a commercial enterprise which is totally out of character for a small hamlet such as Townhead and will destroy its rural atmosphere for ever.
23. The current application sounds like a plan to build a grand hotel with a swimming pool(s) which would be a total eyesore in this environment.
24. It is alleged that the supporting statement and the photographic evidence are not accurate/skewed.
25. Assessment of the pressure on highways, water and drainage, and gas services must be revisited. In the case of water, the proposed swimming pools would contain approximately 100,000 litres of water. Water pressure in Townhead is not particularly high and the rest of the village would be likely to suffer low water pressure for prolonged periods (several days at a time) when the pools would be filled. Do not believe that the sanitary sewer system would be able to cope with this volume of flow.
26. Storage of guns, firearms and ammunition are a major worry for local residents.
27. The property Woodleigh is not marked correctly which therefore inaccurately represents the relationship it has to the proposed buildings.
28. The holiday let has been moved forward by 1.6m and the ridge height raised by nearly 1m. These changes if realised will have a hugely detrimental impact on the aesthetic of the village/hamlet. Woodleigh is a landmark that identifies the start of the village/hamlet, with the rest of the village opening up as the observer gets closer. Should the proposed holiday let be built, Woodleigh will only be visible by part of the roofline and chimney pots. In its place will be an overpoweringly large edifice of

a design that would not be complimentary to the rest of the village/hamlet. Should this building be allowed it would through its size impose the Edmond Castle Estate identity on the rest of the village. Townhead is a village where people live and work: it should not be permitted for a huge new build to imply that the rest of the village is part of a theme park "estate village".

29. The original cottage on the site was a small two bedroom sandstone cottage. The previous applications for the estate house and holiday units had far exceeded the original dwelling in size and stature. That the current proposal is for a block of buildings that are bigger and more imposing still will be hugely negative for the village/hamlet. The proposal will dominate the approach to the hamlet.
30. Concern that there is a hidden agenda and could develop into yet another use such as a leisure centre.
31. If the holiday let is allowed at all, then it should be reduced considerably in height and/or the extent of the wings reduced.
32. It is alleged that the Design and Access Statement misleadingly suggests that many of the design elements of the holiday let are necessary due to Building Regulation requirements for fire safety. However there are numerous ways in which these standards can be met, for example the external fire escape can be included with some revision in the spiral stair serving the basement.
33. Many of the problems described would be exacerbated should the usage creep towards that of a spa/leisure facility. Clear limits should be set on what the usage would be should the application be granted.
34. The HGVs that thunder the narrow lanes daily to and from the site should not be allowed access as there is a sign at the end of the lane that clearly reads "Unsuitable for heavy goods vehicles".
35. How will this be sustainable if not operating as a hotel and funded by exclusive membership to the gymnasium and spa facilities. Need a sustainability report that this is a viable venture. What sort of change of use will be applied for if/when the proposed business fails? Consideration must be made for the future and possible further unwanted development. If a business plan is expected will the community have sufficient time to scrutinise it before it goes to Committee?
36. There is no statement to say definitely how and for what use the Estate house will be used. What employee or tenant is entitled to a swimming pool? There is an assumption that this house will also become a holiday let.
37. The holiday let can accommodate 16 people say 8 couples. It is not possible to see people sharing a kitchen and cook for 16 every day. This implies a cook/housekeeper but there is no indication where that person will stay.
38. We cannot understand why a development as large as this has proceeded as far as it has. If what was built didn't match any plans, would the developer be allowed to seek retrospective permission yet again?

4.2 Following the Committee site visit on the 28th August 2013, a neighbouring resident also raised a number of queries regarding:

1. confirmation that the field will not become domestic curtilage;
2. need to provide cross-sections;
3. whether the applicant can clarify any future intentions regarding the field;
4. clarification on the parking provision;
5. clarification on how the site would be managed if the Estate house is let; and
6. clarification on whether it would be possible for the internal and external lighting to have movement sensors.

5. Summary of Consultation Responses

Carlisle Airport: - the proposed development has been examined from an aerodrome safeguarding aspect and does not conflict with our safeguarding, and has no objection to this proposal.

Cumbria County Council - (Archaeological Services): - no comments received.

Cumbria County Council (Highways & Transportation): - the various highway conditions were included in the previous consents and a Highways Act 1980 Permit has been obtained and the access has been part formed. No objections subject to the imposition of a condition regarding the provision of the access and hard-standing as a substitute for the previous highway conditions.

Local Environment - Environmental Protection: - no objections.

Hayton Parish Council: - The observations of the Council are:

- a potential increase in traffic during construction and once in use;
- inappropriately sized development at Townhead;
- lack of consistency in plans with regard to dimensions and elevations, both with respect to new proposal and previously passed application; and
- a site visit is recommended by the Planning Committee before it is considered further.

Cumbria Constabulary (formerly Crime Prevention): - The additional information provided by the applicant's agent covers each of the points previously raised and demonstrates that security has been considered as part of the design.

The applicant may wish to consider applying for Secured by Design certification for this development – although this will require incorporation of exterior doors and windows that have achieved BS PAS24:2012 (which may not be feasible for the bespoke windows).

The proposal to implement a CCTV scheme is welcomed. The system should be capable of providing evidential quality images, whilst remaining compliant

with Data Protection legislation.

Access Officer, Building Control: - bedrooms one and two are deemed as having full access for disabled people – this should be level access with the thresholds a maximum of 15mm. The two en suites do not meet the requirements laid out in diagrams 25 and 26 of the current Approved Document M – measurements should be 2500mm by 2700mm. Best practice would be to have one with a level access shower and one with a bath facility; a choice of layouts suitable for left-hand and right-hand transfer. Doors should preferably be outward opening but not detract from the circulation of a wheelchair user within the bedroom. An emergency assistance pull cord and alarm system should be fitted. If the applicant is to only provide one fully accessible bedroom and en-suite this should be to bedroom one as this is beside the location for a lift to the ground floor.

A gravel surface within a car parking area is not acceptable for wheelchair users. It is noted that there are flags within the courtyard area with drop off points but if the wheelchair user is the driver of a vehicle they will have to transfer from the car park to the holiday house.

It would be best practice to provide a wheelchair accessible WC in the basement. It may be an option (space allowing) to also provide a family change cubicle so that the facility will not be taken over as a changing room.

Can the applicant confirm what measures there will be to facilitate wheelchair access into the games room due to differing levels resulting in a stepped entry?

In the kitchen there should be sufficient space around the seating area for a wheelchair user to get around. Consideration should be given to the heights of the benches and sockets as well as clear spaces below benches, shared use of kettles, fridges, cookers etc as well as the provision of lever taps.

The whole of the ground floor should be level.

Policy CP15 should be adhered to and guidance should be taken from Approved Document M and BS 8300/2009. The applicant should be aware of their duties under the Equalities Act.

United Utilities: - no objection to the proposed development providing specific conditions are included in any planning permission granted concerning the submission of details showing the drainage of foul and surface water on separate systems inclusive of how the scheme shall be maintained and managed after completion. The proposed backwash water from the swimming pool(s) shall discharge into the soakaway. When the developer applies for a water connection, we will require the installation of a pressure sustaining valve (PSV) on the connection. The PSV will protect the surrounding water network from having poor supplies if the development was to use large volumes of water in a short period of time, i.e. re-filling the pools after cleaning.

6. Officer's Report

Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise. Of particular relevance are Policies DP1, CP1, CP2, CP3, CP5, CP7, CP12, CP15, CP17, EC11, EC16, H1, H10, and T1 of the Carlisle District Local Plan 2001-2016.
- 6.2 In 2006 the DCLG published the "Good Practice Guide on Planning for Tourism" which should be read in the context of national planning policies (para. 1.2). Paragraph 2.7 of the Guide highlights that tourism can lead to valuable economic, social and environmental benefits. However, at the same time, the planning system aims to ensure that these benefits are achieved in the most sustainable manner possible.
- 6.3 Paragraph B18 of Circular 03/2009 "Costs Awards in Appeals and Other Planning Proceedings" explains that planning appeals often involve matters of judgement concerning the character and appearance of a local area or the living conditions of adjoining occupiers of property. However, vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis, are more likely to result in a costs award. Paragraph B21 goes on to say that while planning authorities are expected to consider the views of local residents when determining a planning application, the extent of local opposition is not, in itself, a reasonable ground for resisting development. To carry significant weight, opposition should be founded on valid planning reasons which are supported by substantial evidence. Planning authorities will be at risk of an award of costs for unsubstantiated objections where they include valid reasons for refusal but rely almost exclusively on local opposition from third parties to support the decision.
- 6.4 In April 2012 the government published its National Planning Policy Framework. As up-to-date government advice, this is clearly a highly material consideration in the determination of the application. The NPPF seeks sustainable development/growth in economic, environmental and social respects. The NPPF *"does not change the statutory status of the development plan as the starting point for decision-making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise."* (para.11)
- 6.5 This application comprises two distinct but related elements, namely the replacement Estate house; and the eight bed holiday unit. To lesser or greater degrees depending on the particular element, it is considered that the main determining issues are:
1. the sustainability of the location;

2. the scale of the development;
3. impact on landscape character and visual amenity;
4. impact on the living conditions of neighbouring residents;
5. ecology and biodiversity; and
6. benefits.

Sustainability of location

- 6.6 At the heart of the National Planning Policy Framework (NPPF) there is a presumption in favour of sustainable development which should be seen as a “golden thread” running through decision taking (para.14). For decision taking this means:
1. approving development proposals that accord with the development plan without delay; and
 2. where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF; or specific policies in the NPPF indicate development should be restricted.
- 6.7 Paragraph 28 of the NPPF goes on to say that planning policies should support economic growth in rural areas by taking a positive approach to sustainable new development. To promote a strong rural economy, plans should, amongst other things:
1. support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
 2. promote the development and diversification of agricultural and other land-based rural businesses;
 3. support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.
- 6.8 In relation to housing and sustainable development in rural areas, paragraph 55 of the NPPF explains that where there are groups of smaller settlements, development in one village may support services in a village nearby. Paragraph 173 also explains that pursuing sustainable development requires careful attention to viability and costs in decision-taking.
- 6.9 The current proposal falls outside of a sustainable development location as defined by Policy DP1 of the CDLP (2001-2016). Nevertheless, outside of the City, identified Key Service Centres and Local Service Centres development

needs to be assessed against the need to be in the location specified. Policy EC16 of the CDLP (2001-2016) states that proposals for tourism related development will be supported where they contribute to the economic and physical regeneration of an area subject to compliance of a number of criteria including, when in a rural location, it is well related to an established tourist attraction or an existing group of buildings, or would form an important element of a farm diversification scheme. Policy EC16 also requires tourism development to have adequate access by a choice of means of transport.

- 6.10 When considering the location of the proposal, it is appreciated that Townhead is not within the settlement boundary of the Local Service Centre at Hayton, and that the scheme would largely be dependent on the use of private vehicles. New self-catering accommodation in isolated rural locations where there would be total reliance on a private motor vehicle is generally not deemed to be sustainable in terms of current ministerial and development plan policy.
- 6.11 However, under Policy DP1 there is a recognition that such a conflict could be outweighed if the development has a meaningful link to the location. In this case, the applicant has explained the particular market that is being met by the accommodation with due recognition of the site's rural location and natural setting. Whether this is accepted or not, the site is on the edge of Townhead which is relatively accessible to the Local Service Centre at Hayton. Members will also recollect that during their last Meeting, under application 13/0455, outline planning permission was granted for three dwellings at Elmfield, Townhead.

Scale of development

- 6.12 Criterion 2 of Policy H10 of the Local Plan 2001-2016 states that the scale of the replacement dwelling should be no greater than a 15% increase in the footprint of the original dwelling. The accompanying text in paragraph 5.52 explaining that the "*...new dwelling should reflect the scale and character of the existing dwelling and relate well to other dwellings in the area and the surrounding landscape. As such, the new dwelling must not be substantially larger than the dwelling to be replaced and should be located on or close to the footprint of the original dwelling. This policy is intended to maintain the stock of existing dwellings in the rural area rather than add to the loss of smaller more affordable properties.*"
- 6.13 The original two bed house was relatively small with a ground floor area of approximately 73 square metres and an overall ridge height of 6.8 metres. The applicant has previously enquired about extending the original house under permitted development rights which could have led to the provision of an additional ground floor area of approximately 60 square metres. However, the applicant confirmed that this option would not be pursued pending consideration of application 11/0433. The replacement dwelling approved under 11/0433 has four bedrooms with an overall footprint of approximately 133 square metres and ridge height of 7.3 metres. In effect, the proposal represented an almost the doubling of the footprint when compared to the existing house, but not an increase when compared with what could be

carried out under permitted development rights. This increase in floorspace reflecting the perceived need to improve and modernise the living conditions associated with the original house. In addition, whilst the existing dwelling was modest in terms of its footprint and accommodation, it is duly recognised that it sat within a relatively large plot that was likely to also affect its overall affordability. The replacement dwelling was sited approximately 24m from the facing wall of Woodleigh.

- 6.14 In the case of the currently proposed Estate house, the plans now show a dwelling measuring 10.5m by 11.8m with the addition of a rear single storey porch (2.35m x 2.55m); an eaves height of 5.0m and ridge height of 7.75m; but still located 24m from Woodleigh although re-sited. In effect, the proposed dwelling has a similar footprint albeit with a small increase (from 133 sq. metres to 135 sq. metres), and an increase in height. As already indicated, the submitted plans also show the retention of the basement previously approved under 12/0635 which incorporates a swimming pool.
- 6.15 In summary, when considering the proposed Estate house, the principle of the proposal is acceptable. However, the scale of the proposed replacement dwelling is contrary to criterion 2 of Policy H10 of the Local Plan 2001-2016. Conversely, there are other material considerations that mitigate/weigh in favour of the proposal, namely that the current proposal represents a marginal increase in footprint compared to the previously approved scheme; the recognition that the perceived need to improve and modernise the living conditions associated with the previous (relatively modest) house would remain; and the proposal is situated within a relatively large plot.
- 6.16 In regard to the proposed holiday let, criterion 2 of Policy EC11 and criterion 1 of Policy EC16 of the Local Plan (2001-2016) require tourism development to be in scale with the surrounding area. General concerns regarding the large scale imposition of holiday homes on a small community seeking to preserve its identity are understandable. The problems associated with the “swamping” of an existing community usually manifest themselves through pressures on existing services/facilities, and/or the creation of social instability.
- 6.17 Townhead currently consists of approximately 24 dwellings. In this context it is recognised that the proposed eight bed holiday unit, whether taken in isolation or in combination with the Estate house, has a relative significance for Townhead but this does not mean that it is untoward. There is no evidence that facilities would be overwhelmed. There is no reason to believe that guests would cause, or make worse, any social discord. On the contrary, the proposal may well contribute to existing facilities at Hayton. This aside, the scale of development also needs to be assessed with regard to any harm to the character of the landscape and visual amenity.

Landscape character and visual amenity

- 6.18 The Cumbria Landscape Character Guidance and Toolkit (March 2011) prepared jointly for Local Planning Authorities in Cumbria describes the site as lying within the Cumbria Landscape Character Sub-Type 7c – ‘Sandy

Knolls and Ridges". The toolkit advises that much of this landscape type is regular knolls and ridges; the land cover is generally pasture; field patterns are irregular; and there are significant amounts of woodland cover. The Toolkit advises that when new development takes place within this landscape area, there will be a need to conserve and protect historic villages and hamlets; ensure all development reflects the scale and character of the existing settlement; and encourage additional planting to soften and screen.

- 6.19 The existing dwellings within the immediate vicinity of the site consist of a range of styles (bungalows and houses), external materials, ages, and positioning within their respective curtilages. Townhead has a well defined form. In this context, the proposed holiday unit represents an incursion into formerly open land.
- 6.20 However, the proposed dwellings are shown to be positioned such that they would be set back from the road; the proposed holiday unit is set within an excavated area (as opposed to being in an elevated position); and both properties would be viewed within the backdrop of the existing trees of Whinhill Wood and slope of the land. The proposed design and scale of the dwellings, with their use of vernacular details and traditional materials, are not considered to be significantly larger to that already approved under applications 11/0433 and 11/0690. The tree loss is not considered to be significant with the backdrop of Whinhill Wood and Townhead Wood. The proposed layout and landscape plans show the intention to provide additional screen planting and the contours of the reinstated field to tie in with the form of the existing topography and gradients from the neighbouring land.
- 6.21 It is appreciated that the site resembles what is, in effect a building site. However, once completed it is considered that the impact on the character of the area and/or visual amenity of the proposal, taken individually or collectively, will be consistent with the relevant policies.

Living conditions

- 6.22 When assessing the impact of the proposal on living conditions this can relate to such matters as noise and disturbance, overshadowing, losses in privacy, and fears over anti-social behaviour.
- 6.23 In the case of the occupiers of neighbouring properties, the submitted layout plan shows the proposed holiday unit to be 3.2 metres to the south-east of the Estate house. In mitigation, the proposed north-west elevation of the holiday unit is blank save for a ground floor doorway, first floor means of escape, and five rooflights; and (by lying to the south) the holiday unit should not cause overshadowing. The proposed holiday unit is located 7.3m away from the boundary with Woodleigh but because of the limited openings, the respective site levels, and intervening vegetation, should not lead to problems associated with losses in privacy and overshadowing for the occupiers of this property. Whilst the submitted plans do not show the full extent of the house at Woodleigh this does not, in this case, because of the site levels and existing vegetation mean that the impact cannot be fully assessed. The same conclusion for similar reasons is also reached regarding the relationship of the

proposed Estate house to Woodleigh, albeit that the separation distance between facing walls is further at approximately 24 metres.

- 6.24 The use of the proposed holiday let will inevitably give rise to an increase in the level of pedestrian and vehicular activity at the site. Typically it is alleged that the movements generated by holiday units are greater than general residential dwellings due to frequent leisure trips to visit nearby sights and attractions. In the case of the current proposal, the associated recreational facilities are in the basement, and it is anticipated that the site would attract visitors wanting a different experience to that of a typical holiday camp. As such, it is considered that it would lead to an increase in noise and disturbance but not at a level that would sustain an amenity objection.

Ecology and biodiversity

- 6.25 When considering whether the proposal safeguards the biodiversity and ecology of the area it is recognised that local planning authorities must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat.
- 6.26 The previous application relating to Townhead Cottage (11/0433) was accompanied by a Species Protection Plan and Method Statement which confirmed that there are bats roosting within Townhead Cottage but that the behaviour recorded was indicative of male bats roosting away from larger female maternity colonies, and that the site is not deemed to be a location where bats would normally be found hibernating during the winter months. In the intervening period Townhead Cottage has been demolished, the site cleared and work commenced.
- 6.27 The "Review of Ecological Issues" prepared by Middlemarch Environmental Ltd accompanying the current application concludes that if the proposed measures are undertaken (such as the provision of two bat boxes and bat access slates on the new building and retention of unlit areas to the east of the buildings) there will be no detrimental impact upon the existing bat population. In addition, the proposed habitat works (such as sowing the field with a suitable wildflower mix, and replanting of part of the adjacent wood with small tree species and underwood shrub species) could enhance biodiversity value of the site compared to its interest before the development was started.
- 6.28 No evidence has been submitted nor readily apparent reason established to question or contradict the conclusions of the aforementioned Review. Relevant conditions can be imposed to ensure that the proposed measures, inclusive of the proposed means of disposal of foul and surface water, are undertaken.

Benefits

- 6.29 The proposal, although difficult to precisely quantify, will offer benefits to the local economy in terms of construction; and operation through the provision of tourist accommodation.

Other Matters

- 6.30 United Utilities has not raised any objection to the planning application including the two swimming pools, although gone on to explain that, if permission was to be granted, when the developer applies for a water connection a pressure sustaining valve (PSV) on the connection will be required. The PSV will protect the surrounding water network from having poor supplies if the development was to use large volumes of water in a short period of time.
- 6.31 In the context that this application does not determine the need or details/form of any development elsewhere; the site is the subject to current permissions; and the relationship of Townhead to the Local Service Centre at Hayton, consideration of this application is not felt to be premature ahead of the determination of any other application on a different part of the Estate.
- 6.32 The agent has confirmed that the application will comply with the relevant Building Regulations concerning access by disabled people, and in the light of the comments made by the Council's Access Officer the agent has confirmed that accessible en-suites will be redesigned to comply with Part M. The basement level is all accessible and one level as is the ground floor and the nomenclature "lift" is to be added to the drawings. It is felt that reasonable adjustments have been made for access and use of the facilities by disabled persons.
- 6.33 A local resident has queried the accuracy of the Proposed Site Plan (drawing number 1213.18 10 Rev.C) compared to the Proposed Landscape/Reinstatement Site Plan (drawing 1213.18. 11). Drawing 10 (Rev.C) has the length of the proposed holiday let annotated as 21.2 metres whereas the equivalent distance on drawing 11, when scaled, is approximately 25 metres. However, when viewing the electronic version it is apparent that drawing 11 is also similarly annotated with the distance of 21.2 metres. Significantly, the respective distances from the neighbouring property at Woodleigh are consistent. As such, it is considered that the inconsistencies in drawings 10 and 11 neither lead to confusion over what is being proposed nor materially affect the conclusions of any assessment.
- 6.34 Any impacts during construction and external lighting can be controlled through the imposition of relevant conditions.
- 6.35 The need for such a facility has been questioned on the basis that there are other establishments of various kinds already offering accommodation in the immediate area, and that the granting of approval for this development could

potentially impact on the financial interests of nearby enterprises which also provide tourist accommodation. However, ministerial advice has often re-iterated that considerations of commercial competition are not planning matters and this would therefore not provide a valid reason for refusing the application.

- 6.36 The current proposal, in terms of traffic impact, is not considered to be materially different to that already approved under applications 11/0433 and 11/0690. The matters related to security have been addressed by the applicant.
- 6.37 Viability is inherently linked to the ability of a proposal to comply with planning policy and to deliver sustainable development. In this case the principle of holiday accommodation on this site has been accepted. The permission granted under 11/0690 is still extant; and the current proposal is considered to be consistent with the policies of the Local Plan. As such, it is not considered reasonable to request the developer submit a viability report on this element of the proposal.
- 6.38 A set of details and calculations from AL Daines and Partners have been submitted for all the retaining walls under the relevant application to comply with the Building Regulations.
- 6.39 Prior to the Committee undertaking the site visit on the 28th August 2013 a representative of the Parish Council queried whether the required visibility splays for the access can be in place during the construction phase of the development. This was in the context where the Highway Authority had originally recommended visibility splays of 2.4m by 150m for the previous application regarding the holiday lets. In the light of the likely traffic speed, and with due recognition of the existing configuration of the road, the stipulated visibility splays were not imposed as part of a condition. The maximum visibility that can be achieved is 2.4m by 110m, as constructed. In relation to this application, the Highway Authority has not raised any objection subject to the imposition of a condition regarding the provision of the access as a substitute for the previous highway conditions. These matters are addressed through suggested conditions 9 and 16.

Conclusion

- 6.40 In relation to this application there are two distinct but related elements, namely the replacement Estate house; and the eight bed holiday unit.
- 6.41 When assessing the replacement dwelling, the principle of the proposal is acceptable. However, the scale of the proposed replacement dwelling is contrary to criterion 2 of Policy H10 of the Local Plan 2001-2016. Conversely, there are other material considerations that mitigate/weigh in favour of the proposal, namely that the current proposal represents a marginal increase in footprint compared to the previously approved scheme; the recognition that the perceived need to improve and modernise the living conditions associated with the previous (relatively modest) house would remain; and the proposal is situated within a relatively large plot. Its' impact on the character of the area and visual amenity is considered to be

acceptable; it would not lead to material problems in terms of losses in privacy, noise/disturbance and overshadowing; and not harm protected species.

- 6.42 In regard to the holiday unit, it is appreciated that Townhead is not within the settlement boundary of the Local Service Centre at Hayton, and that the scheme would largely be dependent on the use of private vehicles. However, the site is on the edge of Townhead which is relatively accessible to Hayton. On this basis it is considered that the proposal satisfactorily demonstrates compliance with paragraphs 14 and 28 of the NPPF. There is no evidence that existing facilities would be overwhelmed; nor a reason to believe that guests would cause, or make worse, any social discord. The proposed unit is shown to be positioned such that it would be set back from the road within an excavated area and therefore largely screened by the existing trees of Whinhill Wood and slope of the land. As such, and on the basis of the proposed design and scale of the holiday unit, and the associated landscaping, it is considered that the impact (when completed) on the character of the area and visual amenity is consistent with the relevant policies. The proposed holiday let should not lead to problems associated with losses in privacy and overshadowing. It is considered that the proposal would lead to an increase in noise and disturbance but not at a level that would sustain an amenity objection.
- 6.43 Any other matters are not considered to be of such weight as to determine the outcome of any decision.
- 6.44 On this basis the proposal is recommended for approval subject to the imposition of relevant conditions.

7. Planning History

- 7.1 In September 2011, under application 11/0433, planning permission was given for a replacement dwelling at Townhead Cottage, Hayton.
- 7.2 In November 2011, under application 11/0690, full permission was given for the erection of eight holiday let units on land adjoining Townhead Cottage.
- 7.3 In 2012, under application 12/0242, approval was given to discharge conditions 4 (materials) And 5 (bat habitat mitigation measures) regarding the permission granted under 11/0433.
- 7.4 In August 2012, under applications 12/0540 and 12/0635 approval was given for non material amendments to include basements for the developments approved under 11/0690 and 11/0433.
- 7.5 In December 2012, under application 12/0736 partial discharge of conditions 6 (Bat Friendly Ridge Tiles); 8 (Hard Surface Details); And 13 (Drainage Details) and full discharge of conditions 7 (Materials); and 11 (Landscape Scheme) relating to application 11/0690 was given.

8. Recommendation: Grant Permission

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

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

2. The approved documents for this Planning Permission comprise:

1. the submitted planning application form rec'd 30 May 2013;
2. Dwg 1213.18.01 Proposed Basement Plan (Single letting unit) Rev.B rec'd 25 July 2013;
3. Dwg 1213.18.02 Proposed Ground Floor Plan (Single letting unit) Rev C rec'd 16 August 2013;
4. Dwg 1213.18.03. Proposed 1st Floor Plan (single letting unit)Rev.B rec'd 25 July 2013; .
5. Dwg 1213.18.04 Proposed Roof Plan (single letting unit) Rev.B rec'd 25 July 2013; .
6. Dwg 1213.18.05 Proposed Elevations to Quadrangle/Courtyard sheet 1 Rev. B rec'd 25 July 2013;
7. Dwg 1213.18.06 Proposed Elevations to Quadrangle/Courtyard sheet 2 Rev. B rec'd 25 July 2013;
8. Dwg 1213.18.07 Setting Out Section PRELIMINARY Rev. A rec'd 25 July 2013; .
9. Dwg 1213.18.08 Proposed & Existing Site Sectional Elevations Rev. A rec'd 25 July 2013;
10. Dwg 1213.18.10 Proposed Site Plan (single letting unit) Rev.C rec'd 15 September 2013 attached to e-mail sent by agent to the Case Officer at 16:54 hours;
11. Dwg 1213.18.11 Proposed Landscape/Reinstatement Site Plan rec'd 15 September 2013 attached to e-mail sent by agent to the Case Officer at 16:54 hours;
12. Dwg 1213.18.12 Location Plan Rev.O rec'd 25 July 2013;
13. Dwg 1213.18.13 Block Plan Rev.O rec'd 25 July 2013;
14. Dwg 1213.18.14 Site Survey - made 29.04.13 Rev.O rec'd 25 July 2013;
15. Dwg 1213.19.01 Proposed Ground & 1st Floor Plans Front & Gable Elevations as proposed Rev.C rec'd 16 August 2013;
16. Dwg 1213.19.02 Basement, Loft & Roof Plans Rear & Gable Elevations as proposed Rev.B rec'd 6 June 2013;
17. the submitted Design and Access Statement rec'd 30 May 2013 and "Review of Ecological Issues" prepared by Middlemarch Environmental Ltd and rec'd 18th September 2013;
18. the Notice of Decision; and
19. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. The holiday unit hereby approved shall be used for let holiday accommodation as a single planning unit and for no other purpose, including any other purpose in Class C of the Schedule to the Town and County Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification. Under no circumstances shall the applicant or successors in title subsequently let, use or permit to be used any part of the holiday unit hereby permitted independently of the remainder of the overall property.

Reason: To ensure that the approved holiday accommodation is carried out as assessed.

4. A bound register of all occupants of the holiday unit hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. The register shall contain details of those persons occupying the premises, their name, normal permanent address and the period of occupation of the premises by them.

Reason: To ensure that the approved holiday accommodation is carried out as assessed.

5. The paddock/field as identified on drawing number 1213.18.11 shall be retained and used for agriculture as defined in Section 336 of the Town and Country Planning Act 1990.

Reason: For the avoidance of doubt and safeguard the visual amenity of the area.

6. No dwelling hereby permitted shall be occupied until the "bat friendly ridge tiles" and bat boxes have been provided in accordance with details submitted to and approved in writing beforehand by the local planning authority.

Reason: To mitigate and enhance the impact of the development upon bats in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

7. At the expiration of four months from the granting of this permission, construction on the site shall cease unless samples or full details of all materials to be used on the exterior have been submitted to and approved, in writing, by the Local Planning Authority.

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

8. Prior to implementation details shall be submitted of the proposed hard surface finishes to all external areas within the proposed scheme and approved by the Local Planning Authority. The approved scheme shall be fully implemented prior to the commencement of use of any unit hereby

permitted.

Reason: To ensure that materials to be used are acceptable and in compliance with the objectives of Policy EC16 of the Carlisle District Local Plan (2001-2016).

9. Prior to the occupation of any dwelling unit hereby permitted the whole of the access area bounded by the carriageway edge, splays, and crossings of the highway verge, driveway, and car park shall be constructed and drained in accordance with details submitted to and approved in writing beforehand by the Local Planning Authority.

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

10. 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 shall be carried out to the holiday unit hereby permitted 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 living conditions of the neighbouring residents and safeguard the character of the area in accordance with Policy EC16 of the Carlisle District Local Plan 2001-2016.

11. At the expiration of four months from the granting of this permission, construction on the site shall cease unless a landscaping scheme (inclusive of the proposed measures and habitat works identified in the "Review of Ecological Issues" prepared by Middlemarch Environmental Ltd) has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that a satisfactory landscaping scheme is prepared and the development safeguards the existing ecology and visual amenity of the area, in accord with Policies CP2 and CP3 of the Carlisle District Local Plan 2001-2016.

12. All works comprised in the approved details of landscaping (including the re-instatement and re-grading work of the site and paddock/field, and the proposed ecological measures and habitat works) shall be carried out in the first planting and seeding season following the commencement of use of any unit hereby permitted or completion of the development, whichever is the sooner.

Reason: To ensure that a satisfactory landscaping scheme is implemented in accord with Policies CP2 and CP3 of the Carlisle District Local Plan 2001-2016.

13. No dwelling hereby approved shall be occupied until an external lighting scheme that minimises any potential impacts of light pollution has been completed in accordance with details submitted to and approved in writing

beforehand by the Local Planning Authority.

Reason: To safeguard the ecology and environment of the area.

14. The holiday unit hereby permitted shall not be occupied until the lighting in the first floor corridors is fitted with movement sensors to minimise any impacts of light pollution in accordance with details submitted to and approved in writing beforehand by the Local Planning Authority.

Reason: To safeguard the environment of the area.

15. At the expiration of four months from the granting of this permission, construction on the site shall cease unless a Construction Site Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Site Management Plan shall include the proposed routes and timetabling of construction traffic, the hours of operation on the site; measures to control dust, and a lighting mitigation plan to minimise the spread of light.

Reason: To safeguard the environment, ecology and the living conditions of local residents.

16. Construction on the site shall cease unless the vehicular access and associated visibility splays identified on drawing number 1213.18.10 Rev B are retained.

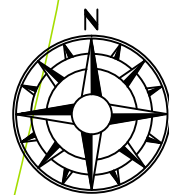
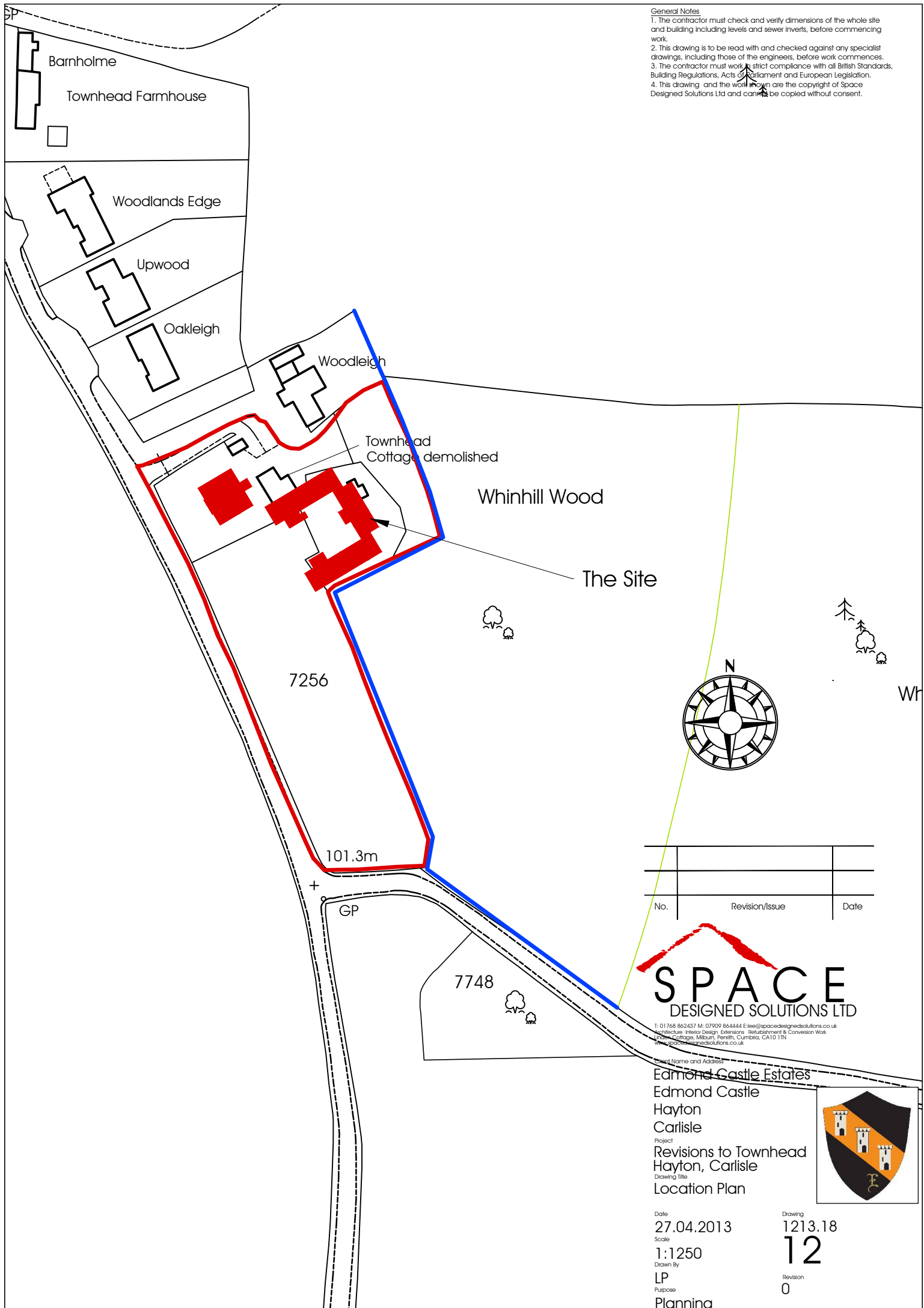
Reason: In the interests of highway safety during the construction phase of the development.

17. No development approved by this permission shall be commenced until a scheme for the separate drainage of surface water and foul water (inclusive of backwash water drainage for the swimming pools into a respective soakaway and how the scheme shall be maintained and managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The backwash water drainage scheme for the swimming pools submitted for approval shall be in accordance with the principles set out in the e-mail sent by the agent to the Case Officer on the 28th August 2013. No part of the development shall be occupied until the respective elements of the drainage scheme have been fully constructed in accordance with the approved details. For the avoidance of doubt, neither drainage from the proposed swimming pools, surface water, land drainage, nor highway drainage shall connect into the public sewerage system (directly or indirectly). The development shall thereafter be maintained and managed in accordance with the approved details.

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

General Notes

1. The contractor must check and verify dimensions of the whole site and building including levels and sewer inverts, before commencing work.
2. This drawing is to be read with and checked against any specialist drawings, including those of the engineers, before work commences.
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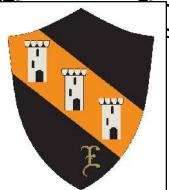


No.	Revision/Issue	Date

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Client Name and Address
Edmond Castle Estates
Edmond Castle
Hayton
Carlisle
Project
Revisions to Townhead
Hayton, Carlisle
Drawing Title
Location Plan

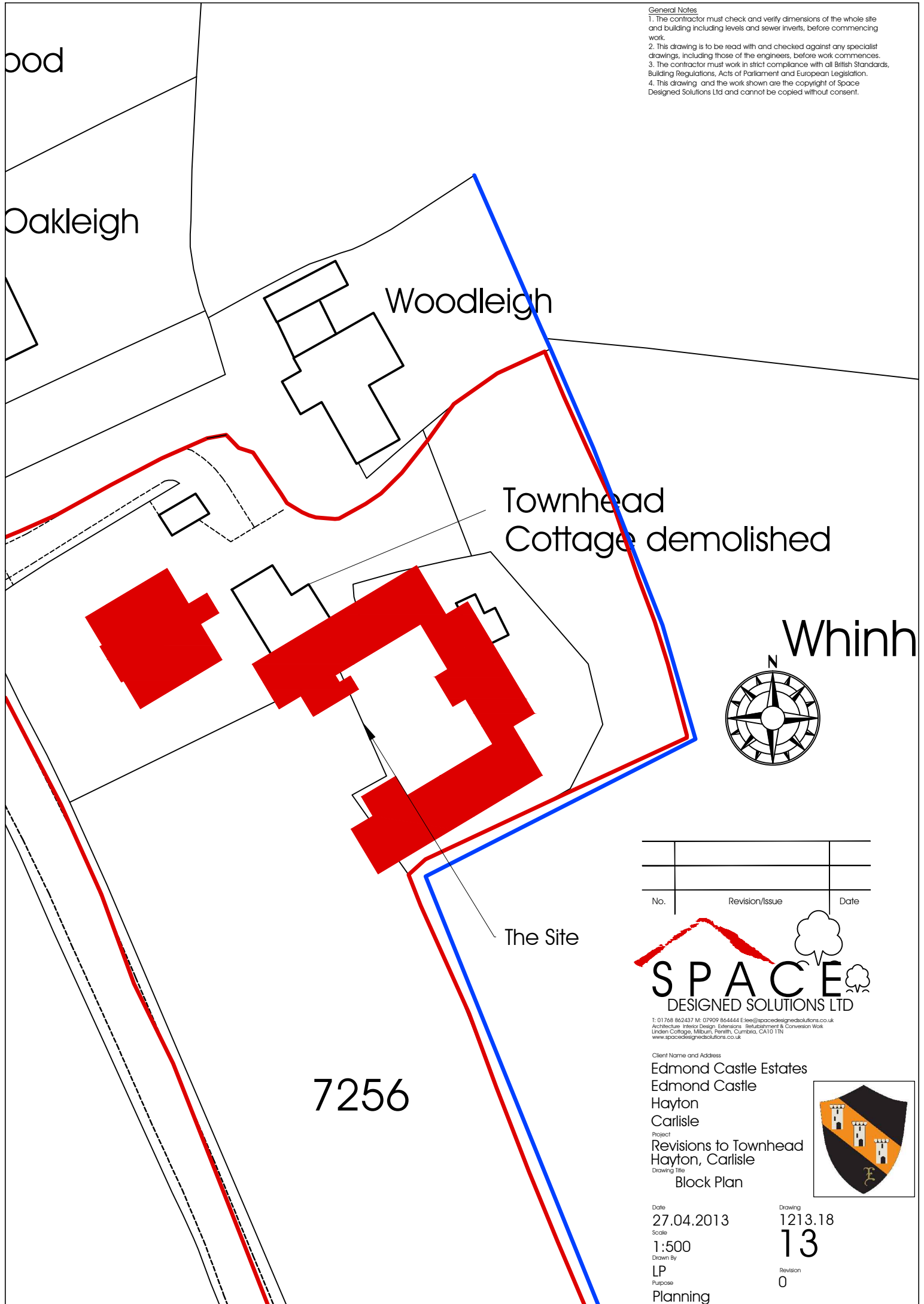


Date
27.04.2013
Scale
1:1250
Drawn By
LP
Purpose
Planning

Drawing
1213.18
12
Revision
0

General Notes

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Client Name and Address

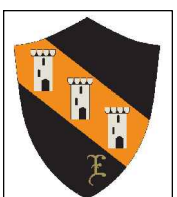
Edmond Castle Estates
Edmond Castle
Hayton
Carlisle

Project

Revisions to Townhead
Hayton, Carlisle

Drawing Title

Block Plan



Date
27.04.2013

Scale
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Drawn By

LP

Purpose

Planning

Drawing
1213.18

13

Revision

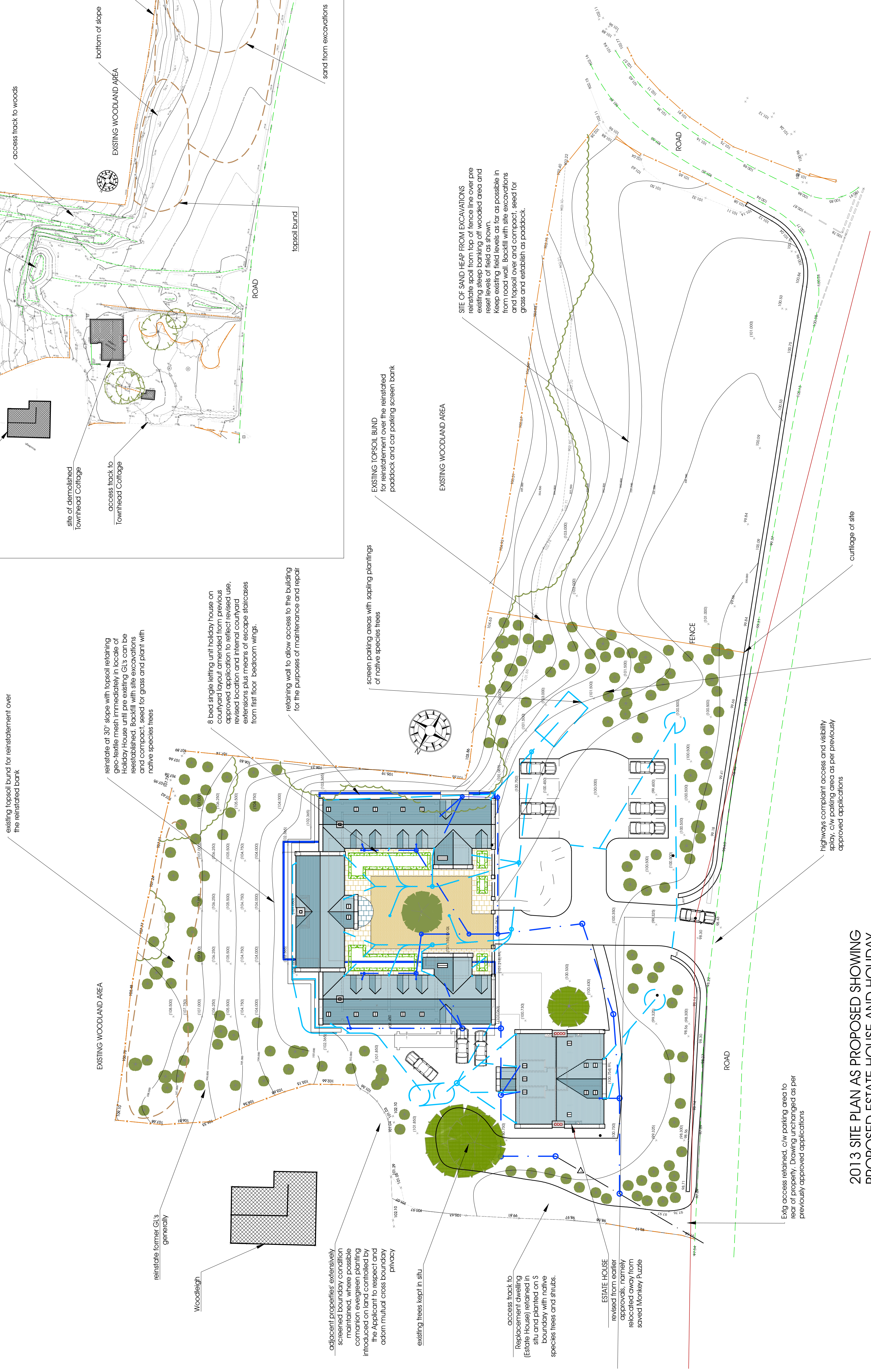
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2011 HISTORIC SITE PLAN PRE ORIGINAL PLANNING APPLICATIONS

scale 1:500

General Notes

1. The contractor must check and verify dimensions of the whole site and building including levels and several levels, before commencing work.
2. This drawing is to be read with and checked against any specialist drawings, including those of the engineers, before work commences.
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2013 SITE PLAN AS PROPOSED SHOWING PROPOSED ESTATE HOUSE AND HOLIDAY HOUSE, LANDSCAPE REINSTATEMENT PROPOSALS

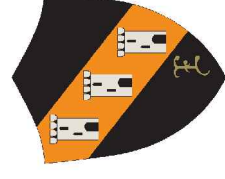
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No.	Revision/Issue	Date



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Lincolnshire, England NN17 0JN



Client Name and Address
Edmond Castle Estates
Edmond Castle

Carlisle
Project
Revisions to Approved Holiday Units
Townhead, Hayton

Drawing title
Proposed Landscape/Reinstatement
Site Plan

Date	28.04.2013	Drawing	1213.18
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Scale
1:250, 500
Drawn By

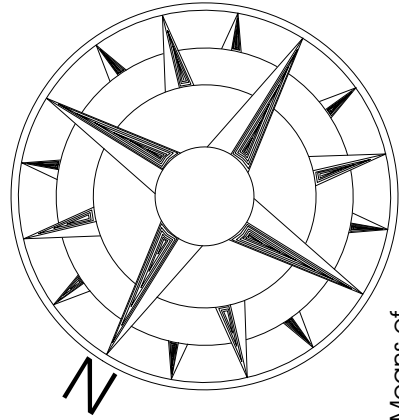
LVP Purpose Planning

General Notes

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2. The drawing is to be read with and checked against any specialist drawings, including those of the engineers, before work commences.
3. The contractor must work in strict compliance with all listed standards.
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red line denotes position of holiday units approved under app ref 11/0690

Reinstated banking replanted with ground cover and native species trees

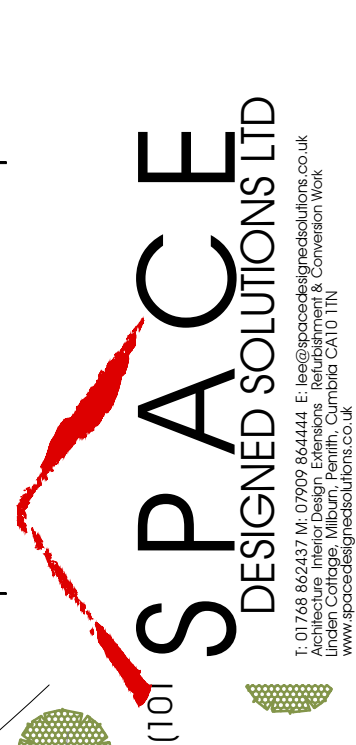


Means of escape stairs from first floor of holiday unit

Drainage fields in restored areas of site taking all surface water run off. Drainage intercepted before run off allowed onto highway.

Aged to south east of car park, planting to have levels removed and top soiled. Replant to a scheme agreed with local authority arborist using native species of trees

Sample Dimensions added to building		06.08.13
B	Visibility display dim revised	29.08.13
C	Estate House relocated to position approved under 11/0433	11.09.13
No.	Revision/Issue	Date



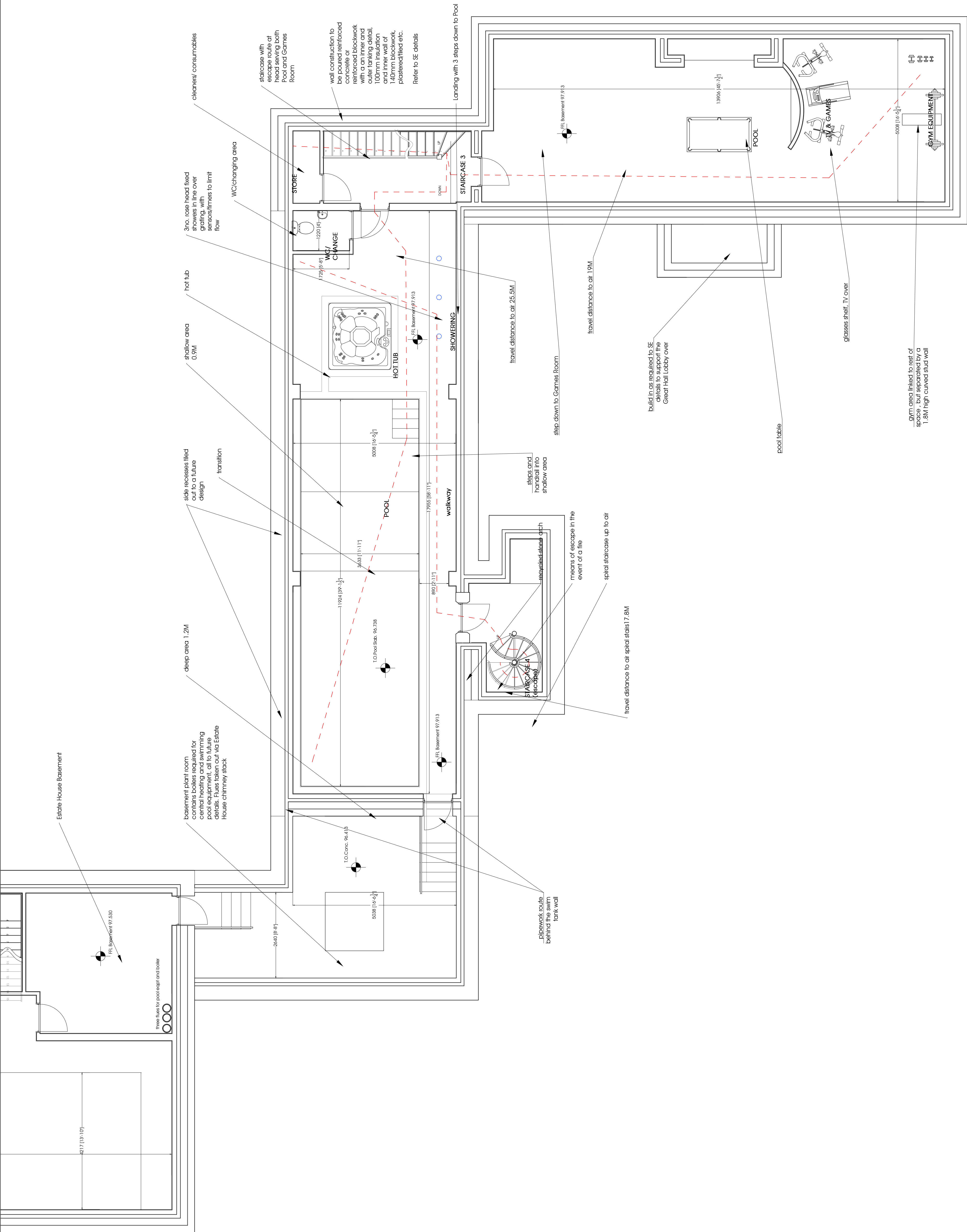
Project: Revisions to Approved Holiday Units
Drawing Title: Townhead, Hayton
Proposed Site Plan (Single Letting Unit)

Drawing: 1213.18
Date: 28.04.2013
Scale: 1:100
Drawn By: LVP
Project: Planning

Revision: C

General Notes

1. The contractor must check and verify dimensions of the whole site and building including levels and sewer inverts, before commencing work.
2. This drawing is to be read with and checked against any specialist drawings, including those of the engineers, before work commences.
3. The contractor must work in strict compliance with all British Standard Building Regulations, Acts of Parliament and European Legislation.
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A	Link door to Plant Room added	06.04.13
B	revisions following as built survey	13.04.13
No.	Revision/Issue	Date



Client Name and Address



Edmond Castle Estates
Edmond Castle
Hayton
Carlisle

Revisions to Approved Holiday Units
Townhead, Hayton

Proposed Basement Plan (Single Letting Unit)

31.03.2013

Scale
1.50
01

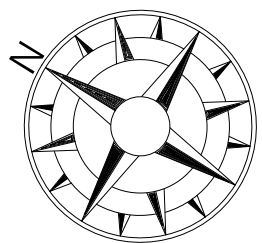
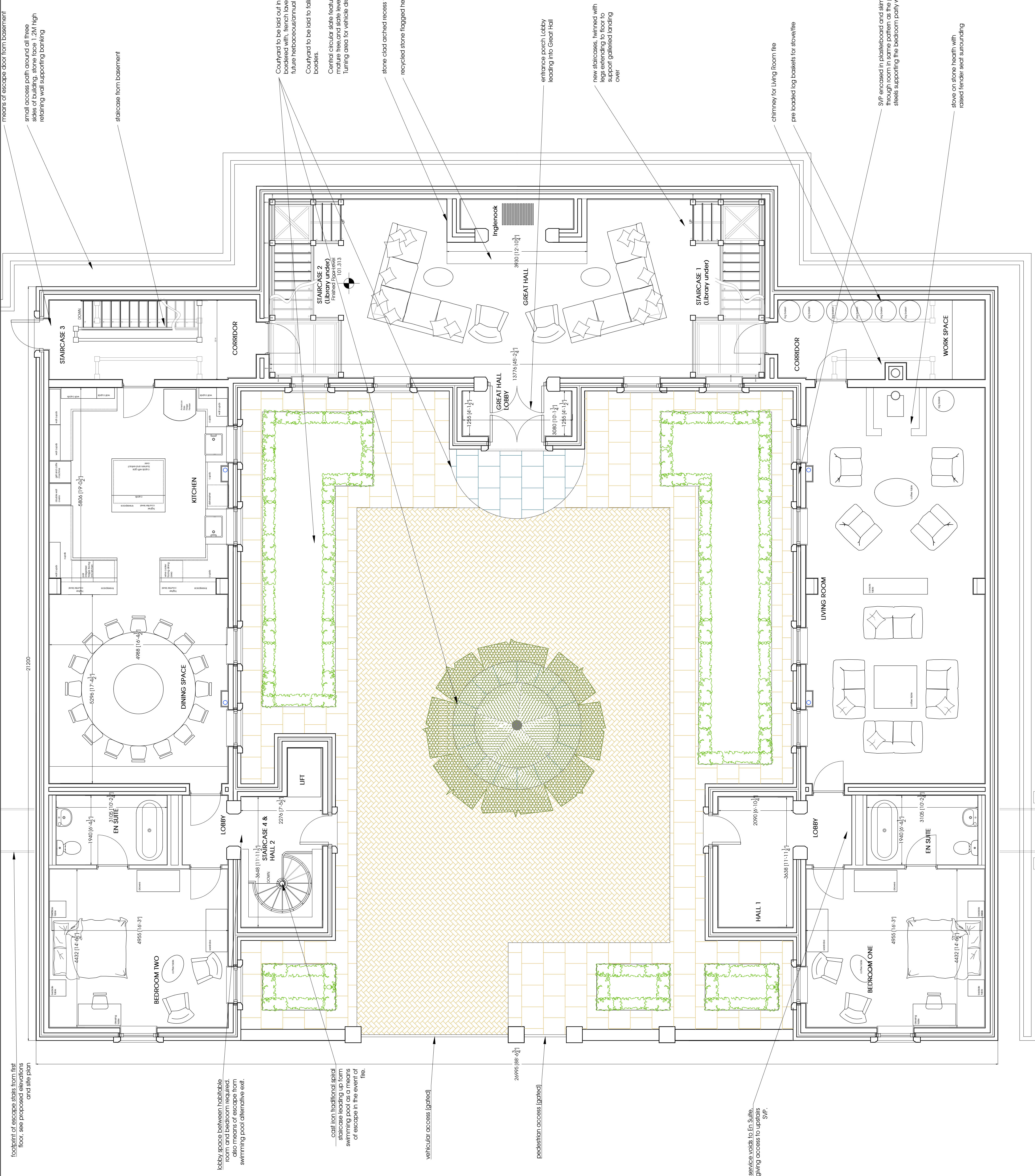
Drawn By

Revised LVP Purpose

Planning

footprint of escape stairs from first floor, see proposed elevations and site plan

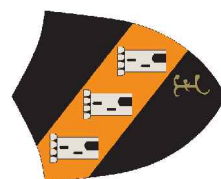
- General Notes**
1. The contractor must check and verify dimensions of the whole site and building including levels and sewer inlets, before commencing work.
 2. Drawing is to be read with and checked against any specialist drawings, including those of the engineers, before work commences.
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A	Escape staircase revised from FF beds at Client instruction	06.04.13
B	revisions following as built survey	13.04.13
C	sample drins added, LIFT tiled	06.08.13
No.	Revision/Issue	Date

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Unit 10, The Mill, Mill Lane, Little Wymondley, Cambridge CB1 1TN



Client Name and Address

Edmond Castle Estates
Edmond Castle

Carlisle

Project Revisions to Approved Holiday Units

Townhead, Hayton

Proposed Ground Floor Plan
(Single Letting Unit)

Date 31.03.2013 Drawing 1213.18

Scale

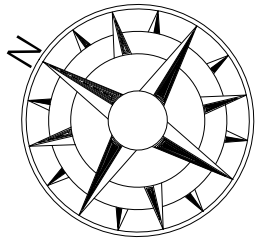
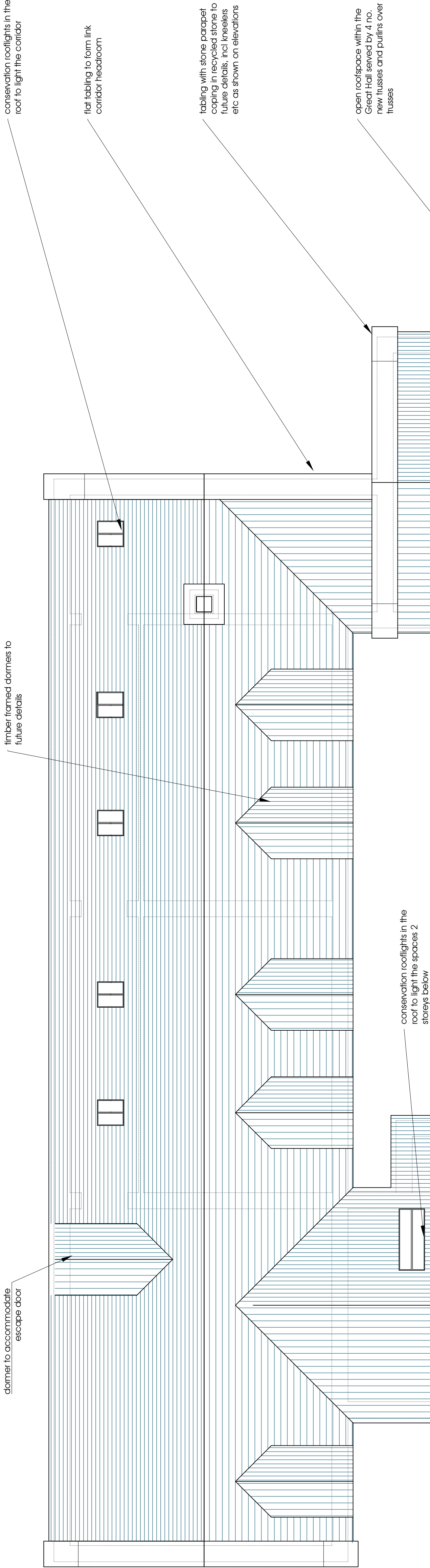
05:1
Ag WMO

LVP

Planning

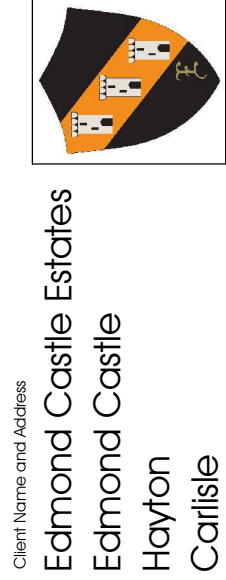
General Notes

1. The contractor must check and verify dimensions of the whole site and building including levels and sewer inverts, before commencing and building.
2. This drawing is to be read with and checked against any specialist drawings, including those of the engineers, before work commences.
3. The contractor must work to all relevant standards with at least 300mm of clearance between the roof and the ground.
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A	Escape staircase revised from FF beds at Client instruction	06.04.13
B	revisions following as built survey	13.04.13

No.	Revision/Issue	Date
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Client Name and Address
Edmond Castle Estates
Edmond Castle
Hayton
Carlisle

Project
Revisions to Approved Holiday Units
Townhead, Hayton

Drawing Title
Proposed Roof Plan
(Single Letting Unit)

Date
31.03.2013

Scale
1:50

Drawn By
LVP

Project
Planning

Drawing
1213.18

Revision
04

Revision
B

1. The contractor must check and verify dimensions of the whole site and building including levels and sewer inverts, before commencing work.
2. This drawing is to be read with and checked against any specialist drawings, including those of the engineers, before work commences.
3. The contractor must work in strict compliance with all British Standards.
4. Building Regulations, Acts of Parliament and European Legislation.
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grey denotes previously approved Estate house

COMPOSITE
FRONT (S.E.)
ELEVATION AS
PROPOSED
(1:100)

As Proposed:
8 Bed Holiday Letting unit

Chimney to Great Hall

chimney to living room

site boundary ground level

first floor escape stairs in stone, with stainless steel and glazed infill balustrade partially obscured by Estate House)

OUTSIDE OF
COURTYARD =
FRONT (S.E.)
ELEVATION AS
PROPOSED

REAR (N.W.)
ELEVATION AS
PROPOSED

Chimney to Great Hall

chimney to living room

site boundary ground level

A	Escape staircase revised from FF beds at Client instruction	06.04.13
B	revisions following as built survey	13.04.13
No.	Revision/Issue	Date



Client Name and Address

Edmond Castle Estates

Edmond Castle

Havton

~~Carlisle~~

Project _____

Townhead Hayton
Revisions to Application

Drawing Title

Proposed Elevations to
Quadrangle/Cutward sheet 1

Date _____ Drawing _____

02.05.2013 12:13.18

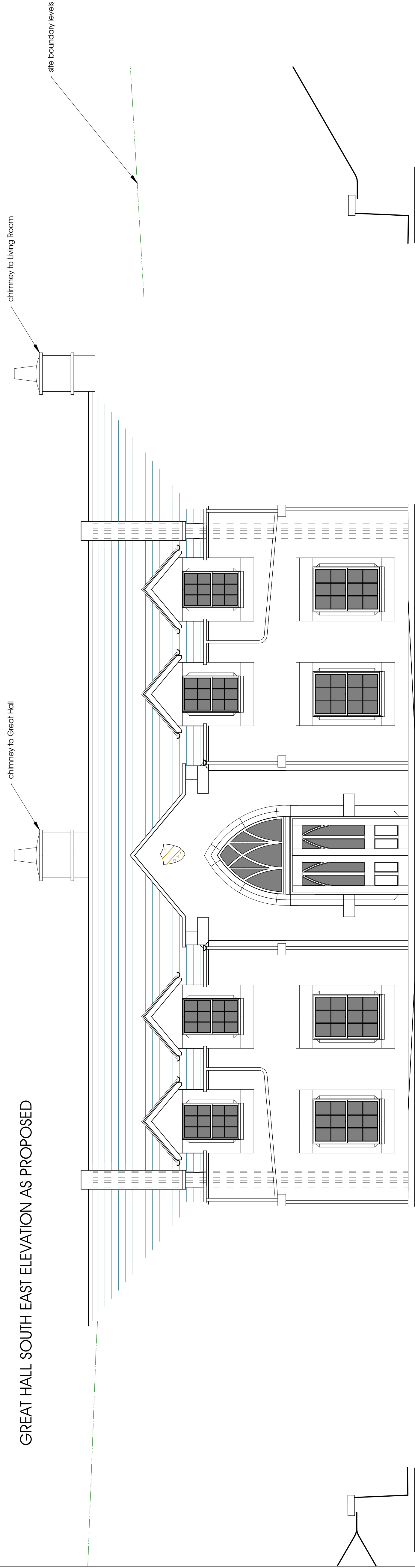
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Drawn By

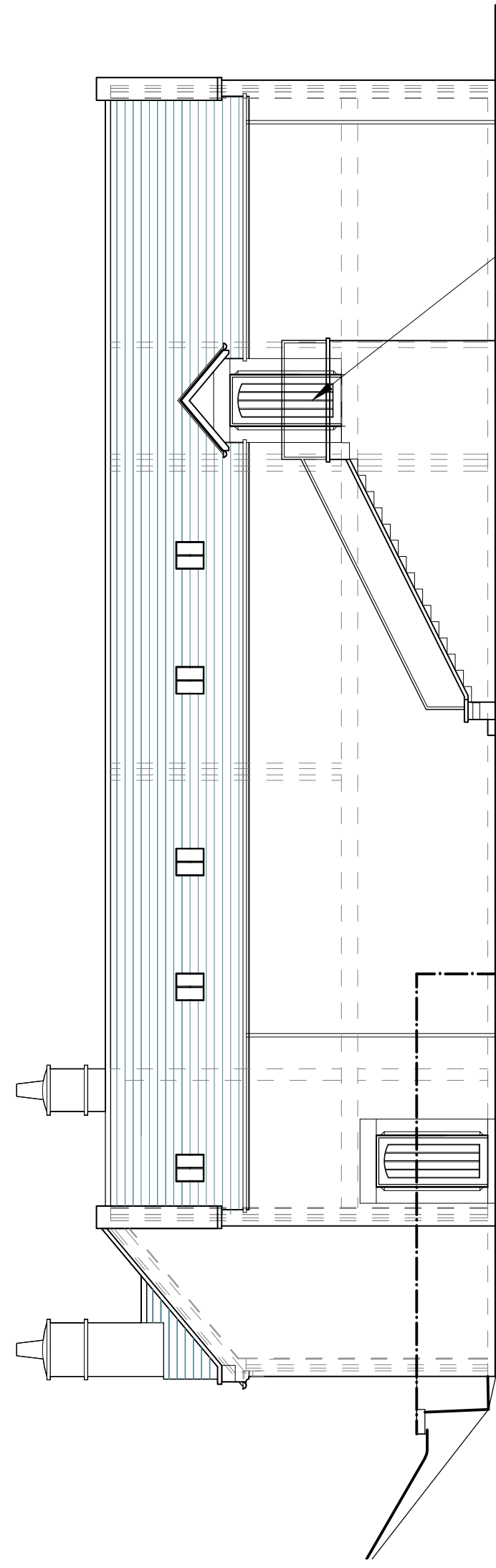
LVP	Purpose	Revision
B		

Planning

GREAT HALL SOUTH EAST ELEVATION AS PROPOSED

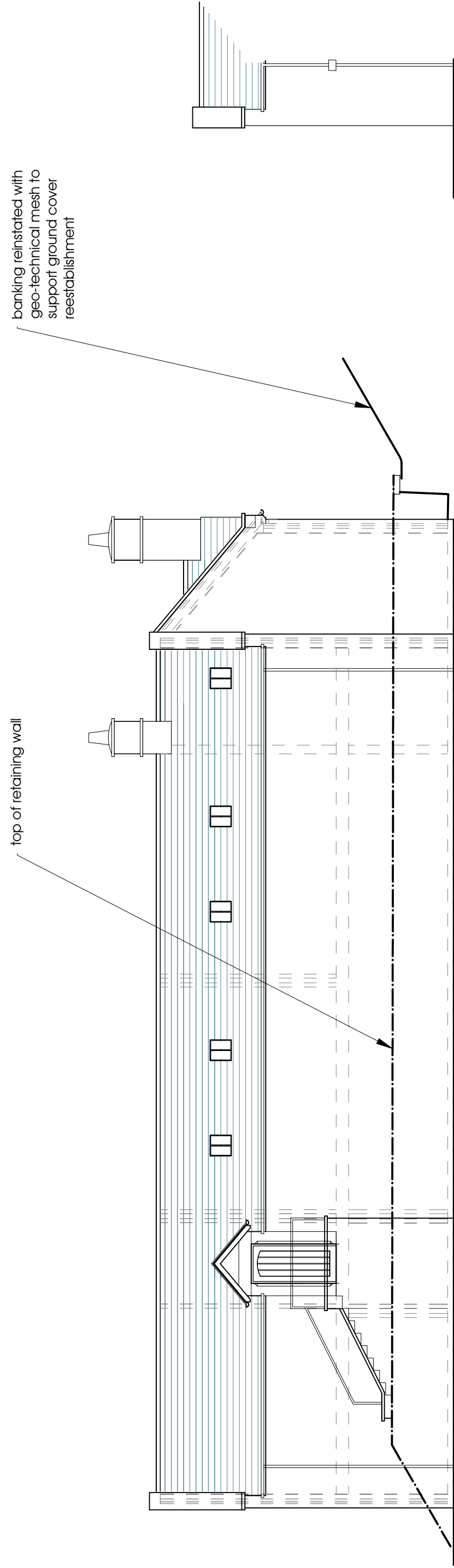


NORTH WEST ELEVATION AS PROPOSED



glass and stainless steel
handrails and balustrades
over stone clad escape
stairs structure

SOUTH EAST ELEVATION AS PROPOSED



banking reinstated with
geo-technical mesh to
support ground cover
reestablishment

INSIDE OF COURTYARD: SIDE
ELEVATIONS TO GREAT HALL
LOBBY AS PROPOSED

1:100
(MIRRC)

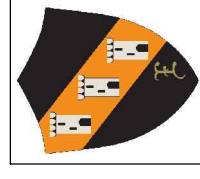
A	Escape staircase revised from FF beds at Client's instruction	06.04.13
B	revisions following as built survey	13.04.13
No.	Revision/Issue	Date



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Client Name and Address



Edmond Castle Estates
Edmond Castle
Hayton
Carlisle

Project:
Revisions to Approved Holiday Units
Townhead, Hayton

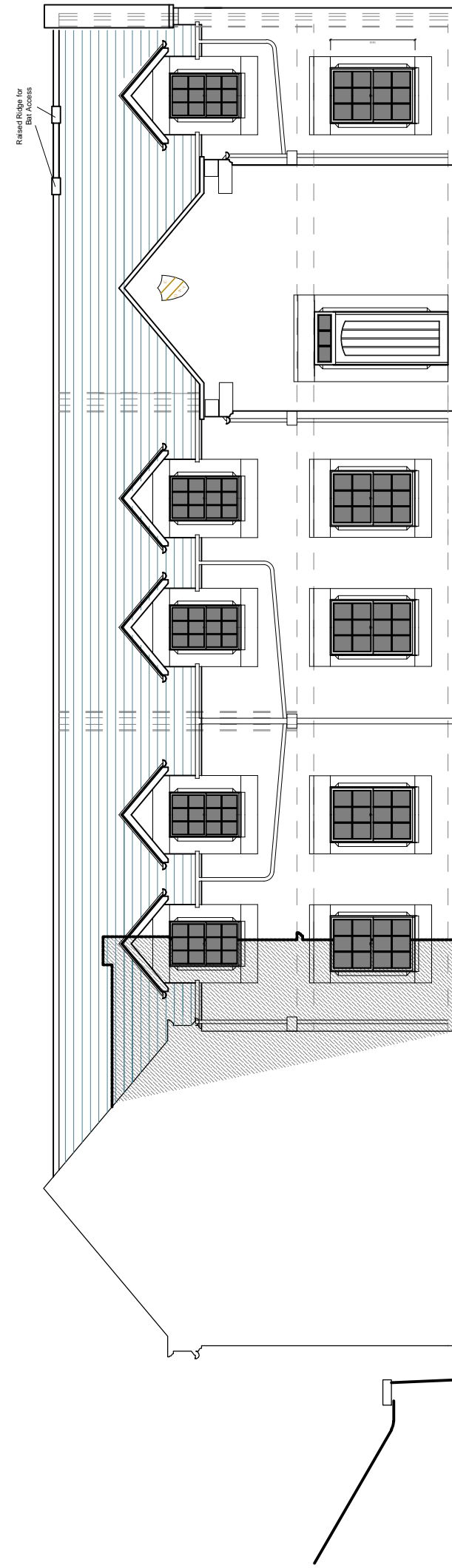
Drawing Title
Proposed Elevations to
Quadrangle/Courtyard sheet 1

Date	31.03.2013	Drawing	1213.18
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Scale
1:50
Drawn By
06

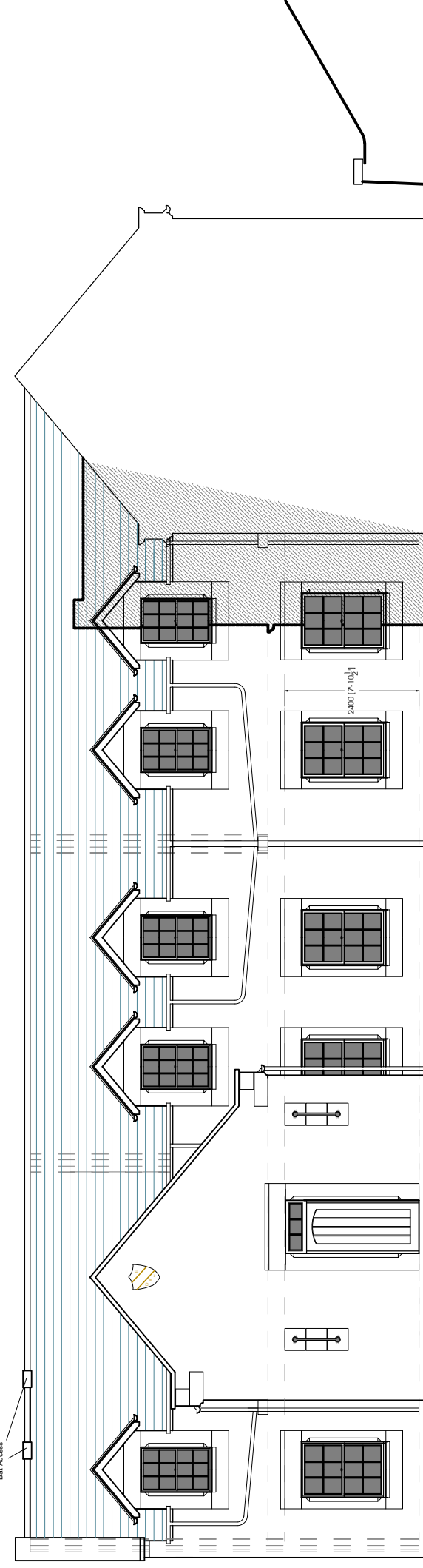
LVP Purpose

Planning



INSIDE OF COURTYARD: NW SIDE ELEVATION AS PROPOSED

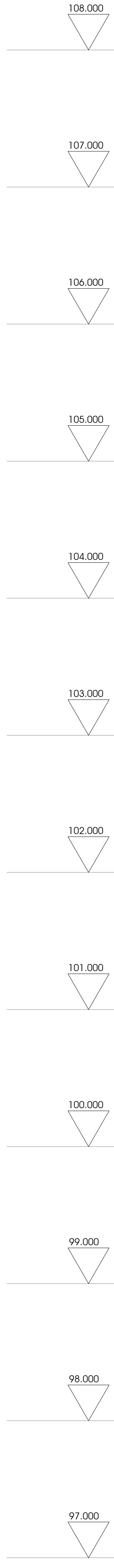
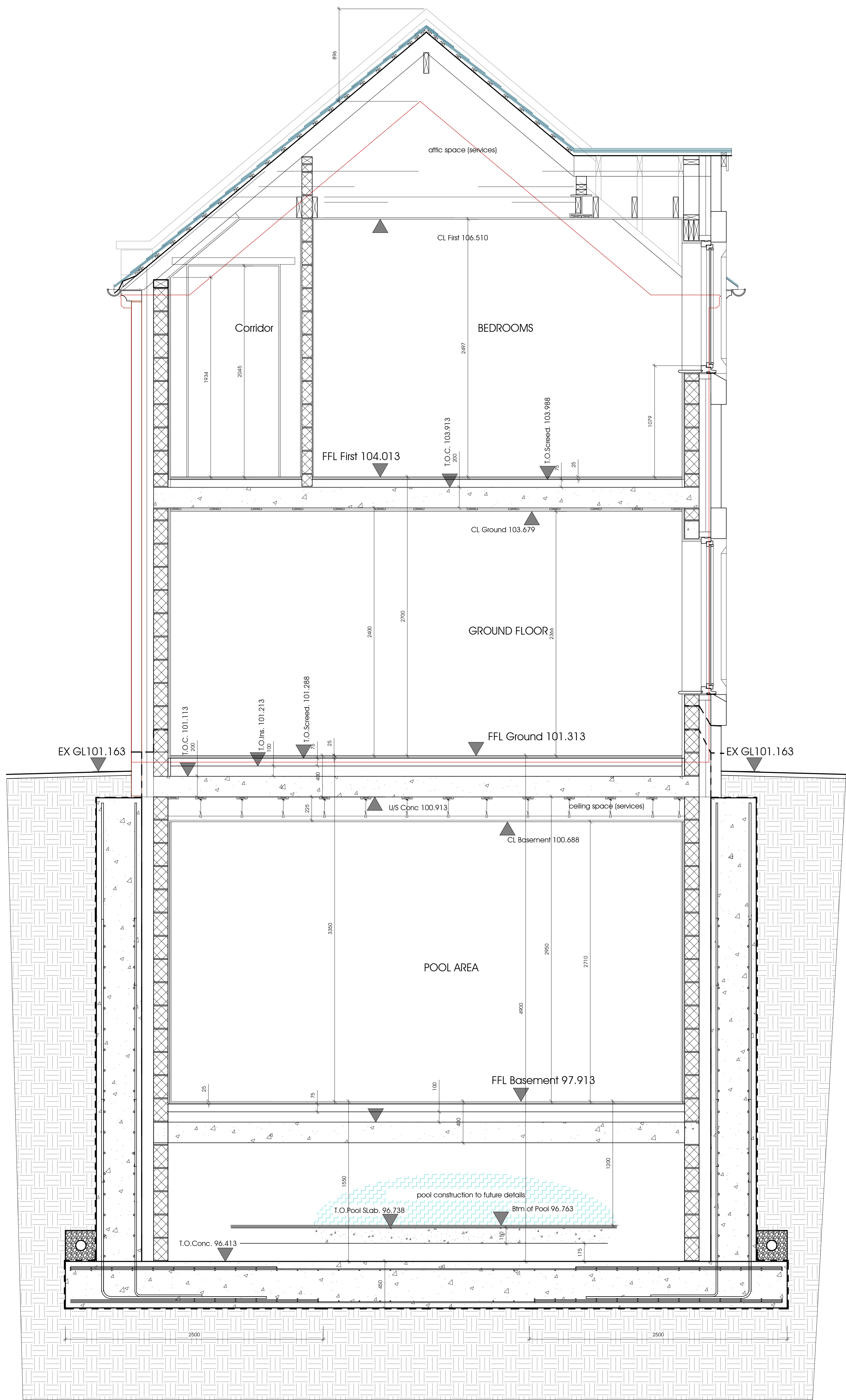
(1:100)



INSIDE OF COURTYARD: SE SIDE ELEVATION AS PROPOSED

(1:100)

General Notes: 109.000
1. The contractor must check and verify dimensions of the whole site and building including levels and sewer inverts, before commencing work.
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A	revisions following as built survey	13.04.13
No.	Revision/Issue	Date

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Architectural Interior Design, Extensions, Refurbishment & Conversion Work
Graben Cottage, Millburn, South Cumbria, C.A.10 1TN
www.spacedesignedsolutions.co.uk

Client Name and Address
Edmond Castle Estates
Edmond Castle
Hayton
Carlisle

Project
Revisions to Approved Holiday Units

Drawing Title
Setting Out Section

Date
02.04.2013

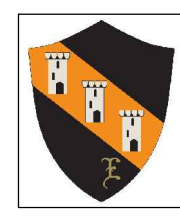
Scale
1:20

Drawn By
LP

Purpose
Planning

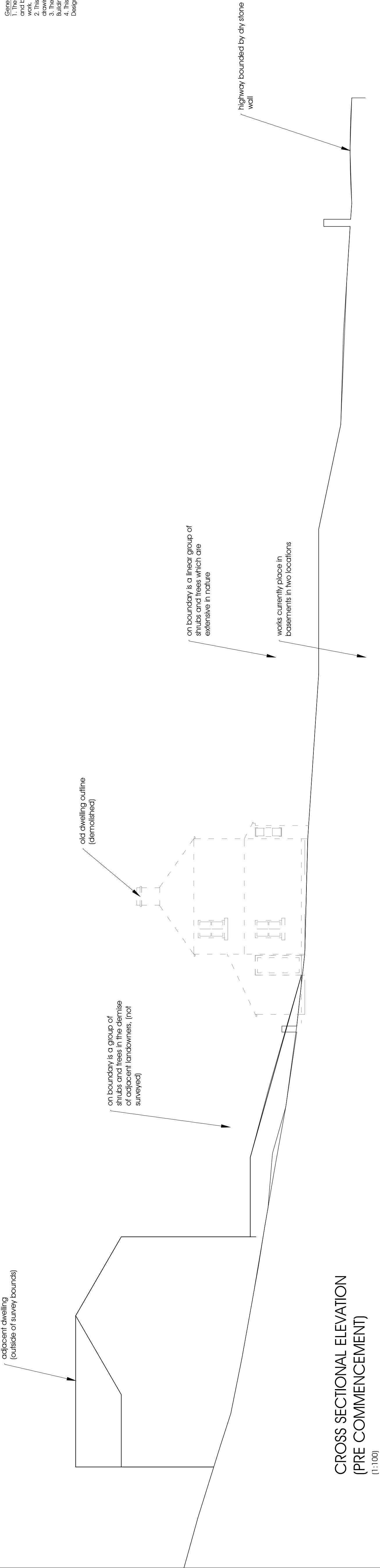
Revision
07

Revision
A



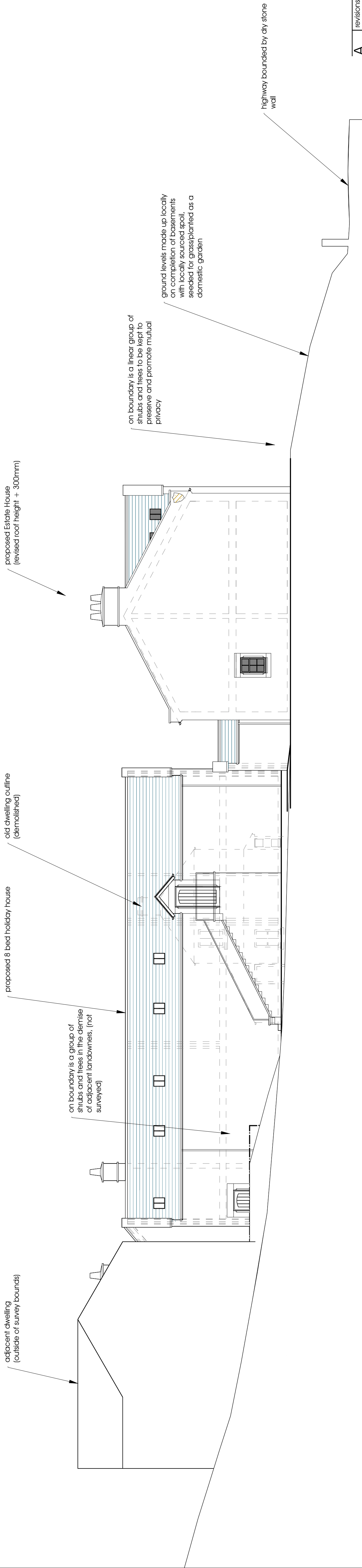
General Notes

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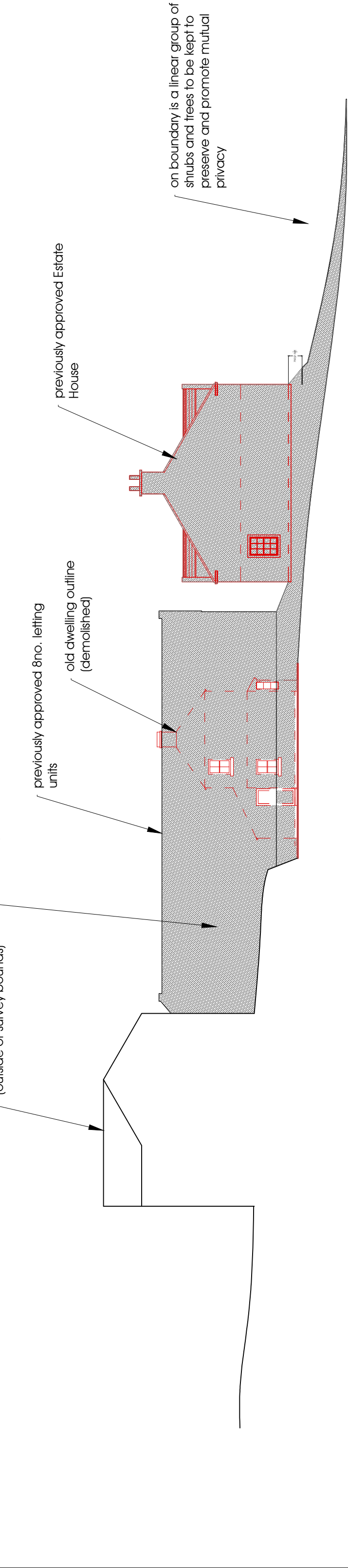
CROSS SECTIONAL ELEVATION SHOWING PROPOSED HEIGHT RELATIONSHIPS

(1:100)



CROSS SECTIONAL ELEVATION SHOWING PRIOR HEIGHT RELATIONSHIPS

(1:200)



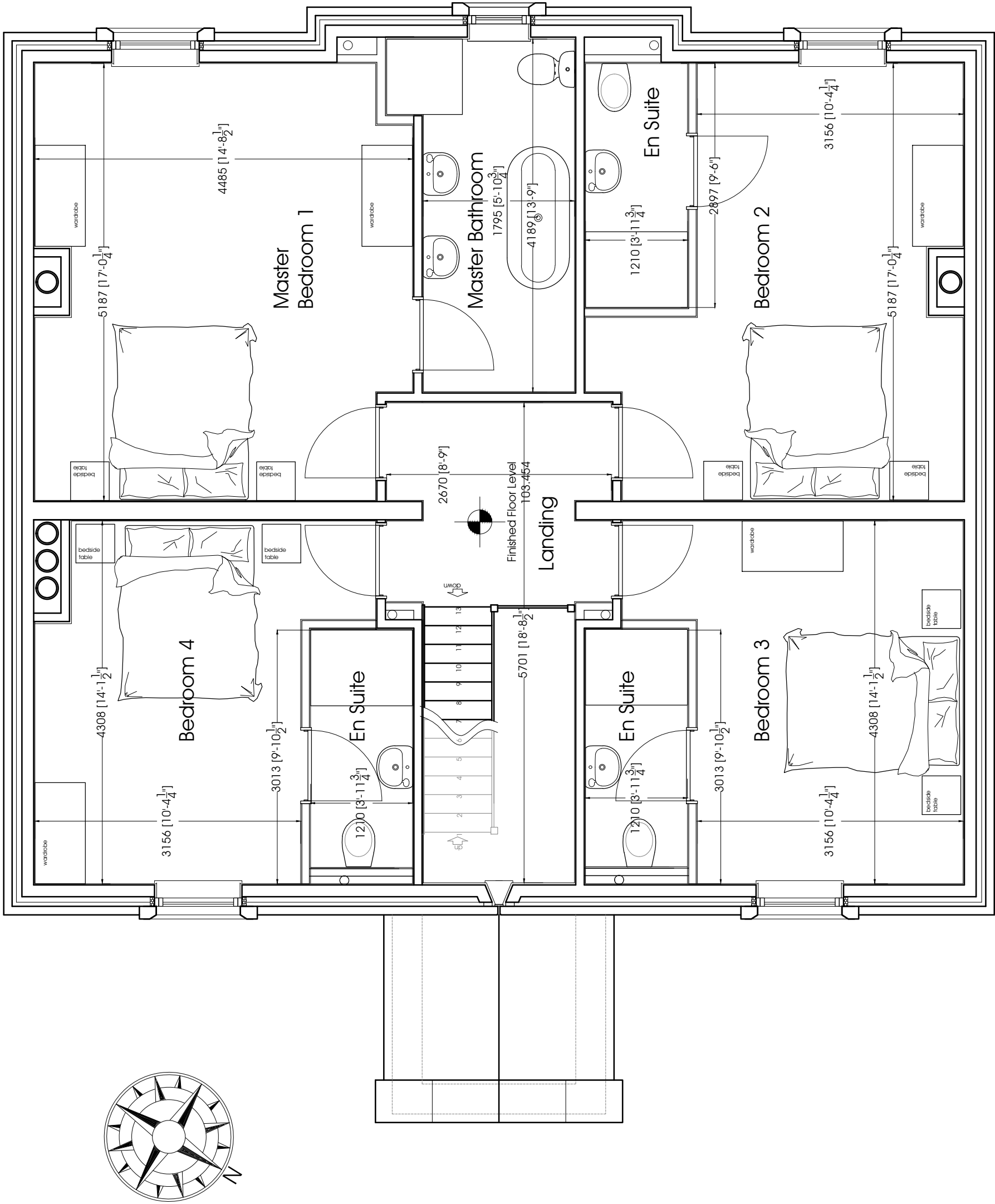
A	revisions following as built survey	13.04.13
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No.	Revision/Issue	Date
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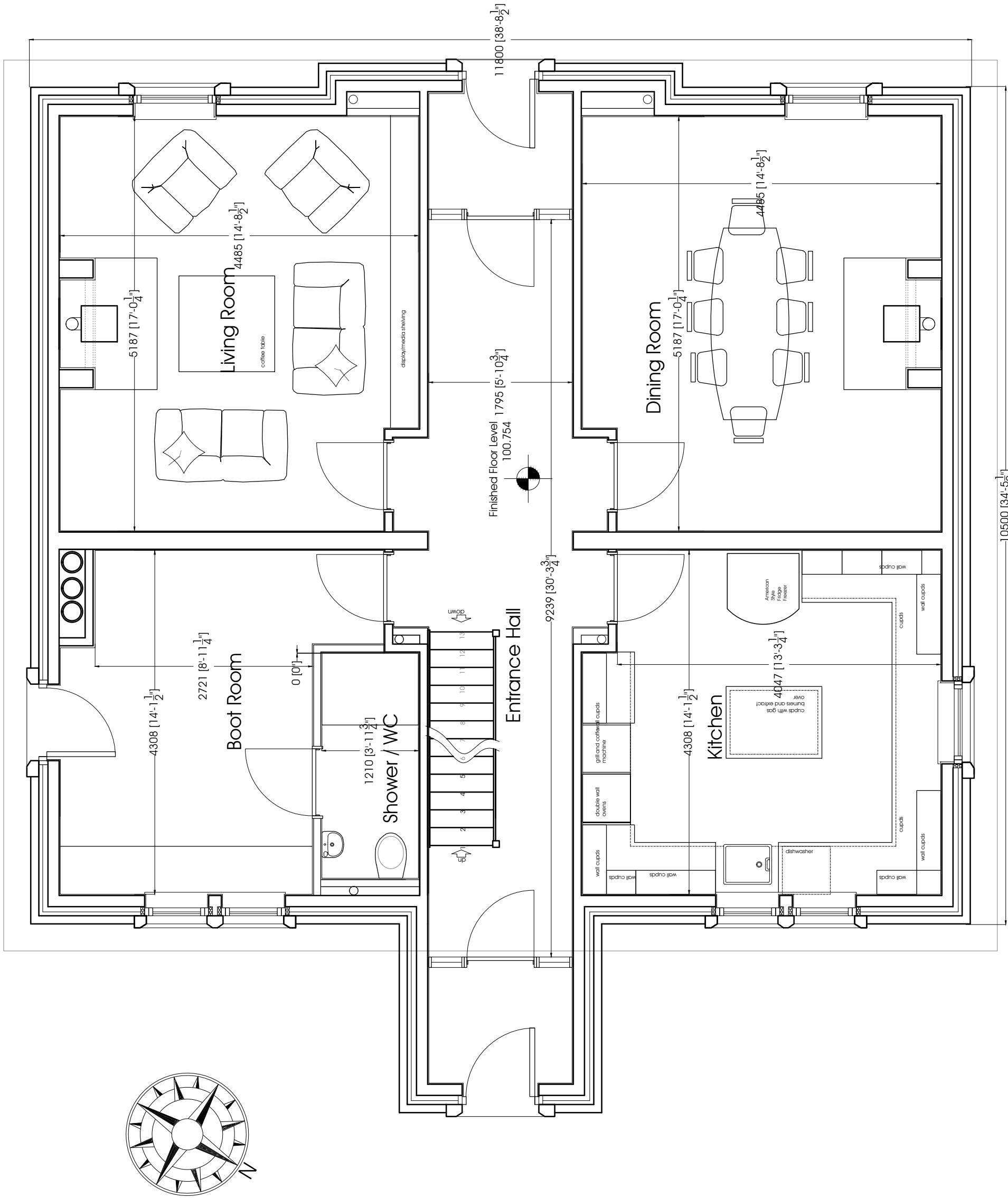


General Notes

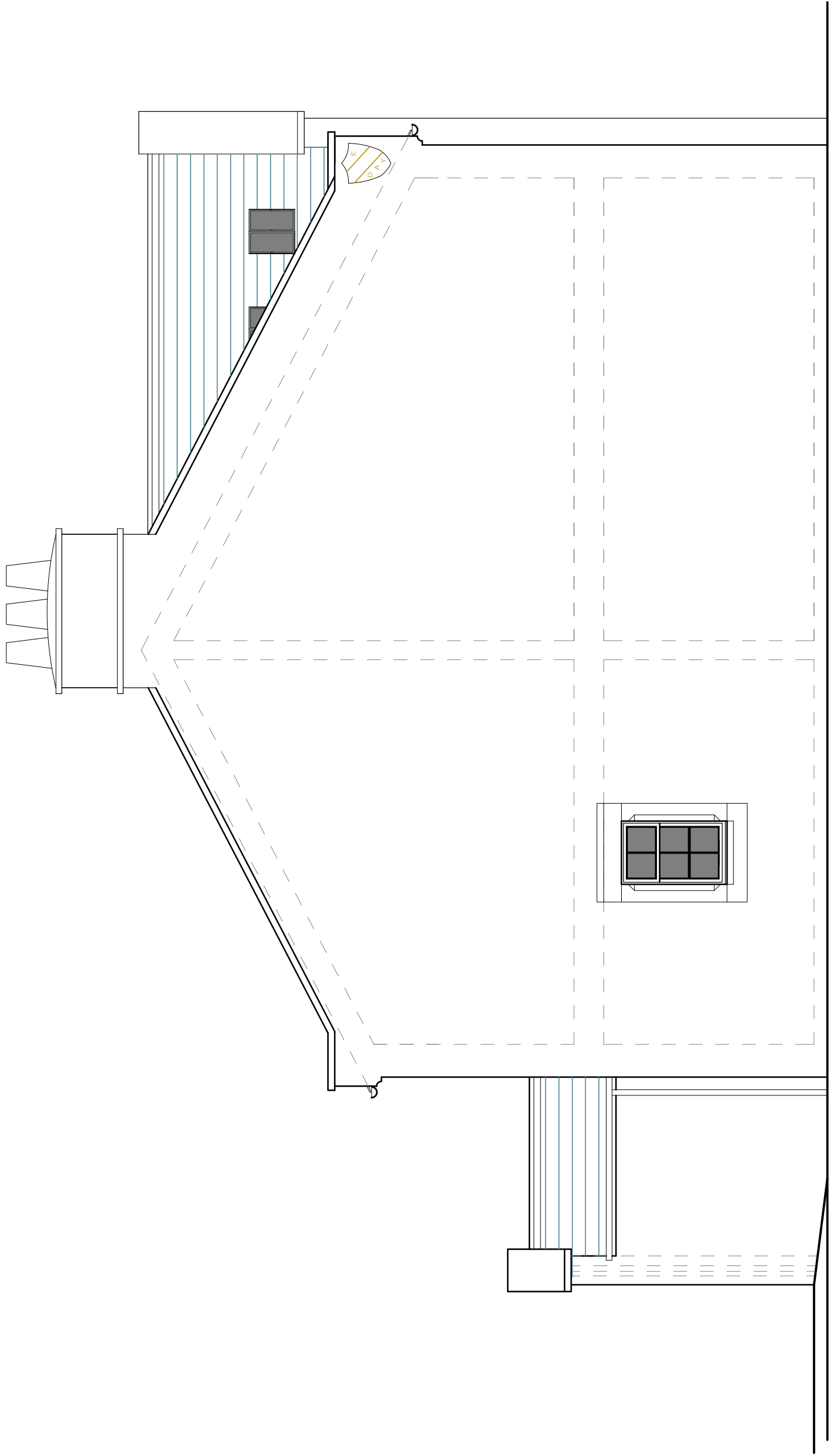
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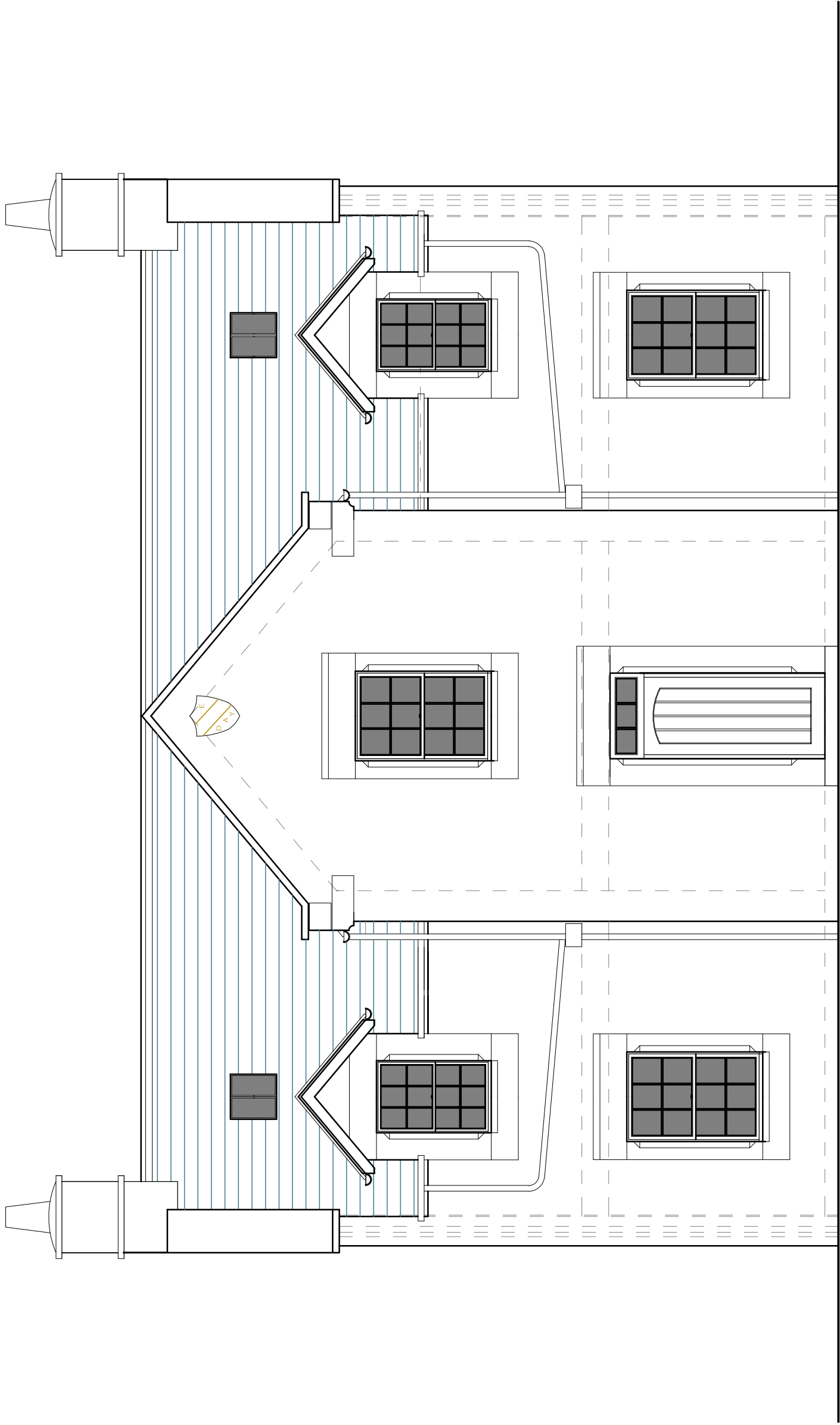
FIRST FLOOR PLAN AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED



GABLE (NORTH WEST) ELEVATION AS PROPOSED



FRONT (SOUTH WEST) ELEVATION AS PROPOSED

Site levels plotted on front elevation		
A	Escape staircase elevel from FF	06.04.13
Revisions following as built survey		13.04.13
B	Revisions following as built survey	13.04.13
A	Sample Dimensions added to building	06.08.13
No.	Revision/Issue	Date

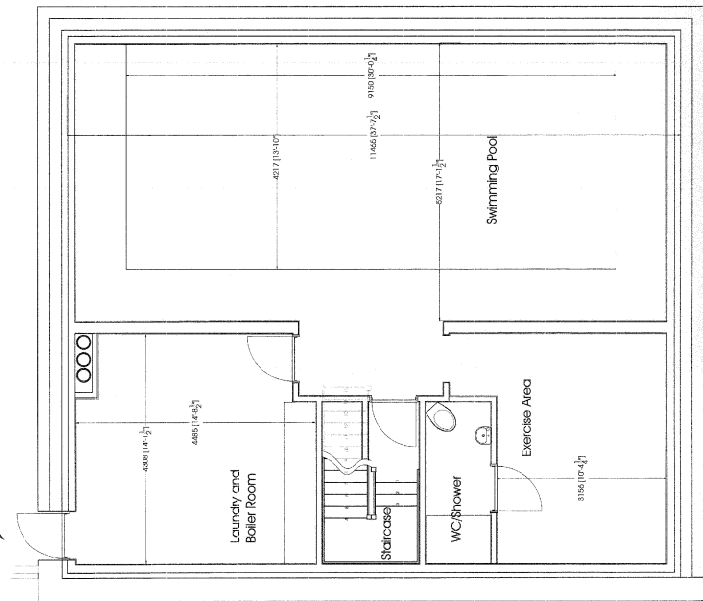


Client Name and Address
Hayton High Estate
Edmond Castle
Hayton
Carlisle

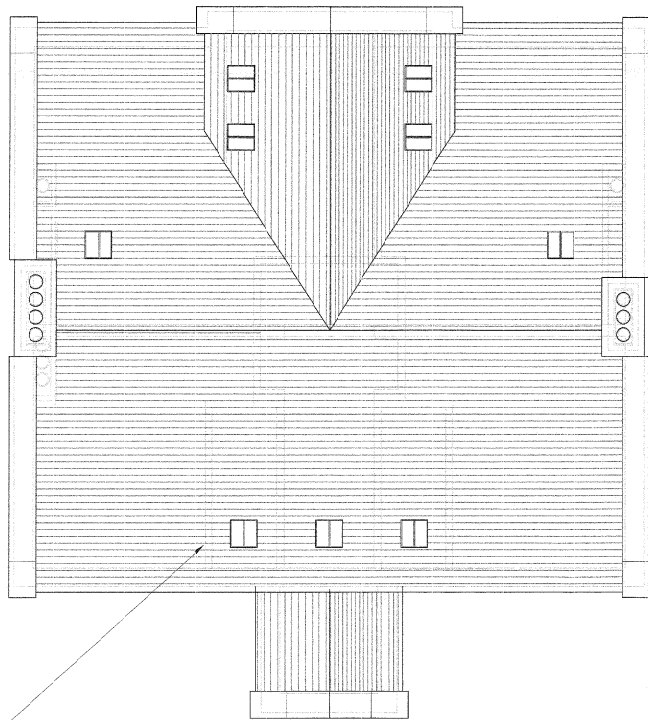


Project
Revisions to Approved Estate House
Townhead, Hayton
Downing Hill
Proposed Ground & First Floor Plans
Front & Gable Elevations As Proposed
Date
15.04.2013
Scale
1:50
Drawing
LVP
Revision
C
Planning

ROOF PLAN AS PROPOSED



footlights at night level for
light only, no view possible



Site levels plotted on front elevation	
A	Escape staircase revised from FF beds at Client instruction
B	revisions following as built survey

No.	Revision/Issue	Date
-----	----------------	------



SPACE
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 Architecture Interior Design Contractors Risk Management & Compliance
 10000 Colts Ln, Milton, North, Queens CA10 1TH
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Client Name and Address

Hayton High Estate
Edmond Castle

Hayton

Carlisle
Project

Revisions to Approved Estate How
Townhead, Hayton

—Basement, Loft & Roof Plans

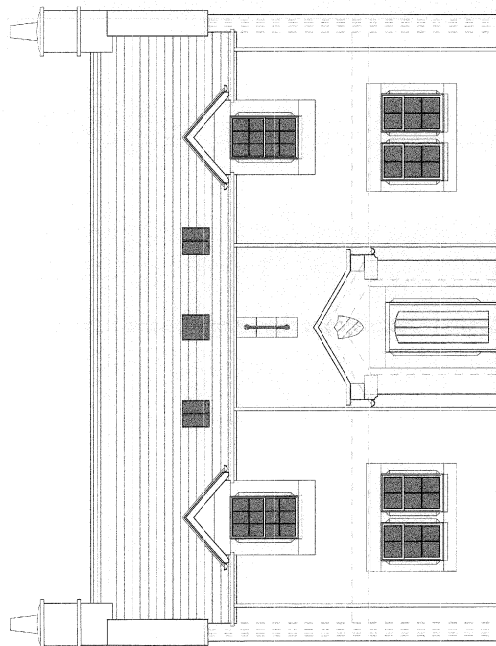
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 Drawing: 1012.10

Scale: 00 1213.19 15.04.2013

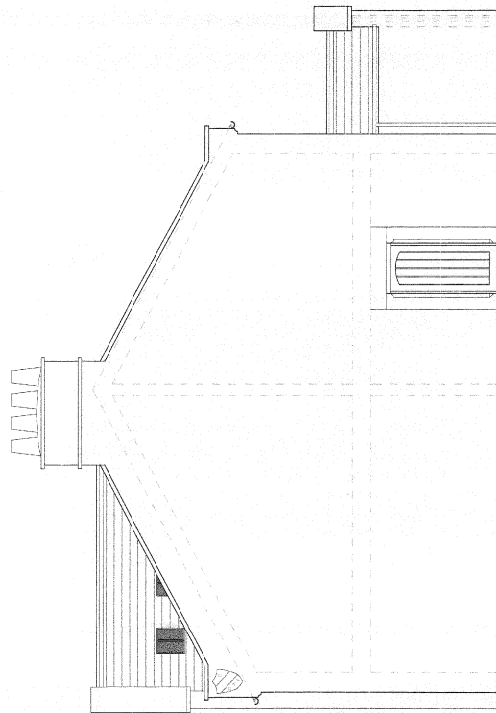
1:50
Designed By
UZ

LVP
Purdue Co.
R
Purdue Co.

REAR (NORTH EAST) ELEVATION AS PROPOSED



GABLE (SOUTH WEST) ELEVATION AS PROPOSED



2013 年 9 月 23 日