

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No:
17/0058

Applicant:
Mr D McCrone & Mr B
Greenslade

Parish:
Wetheral

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

Agent:
Ashwood Design
Associates Ltd

Ward:
Great Corby & Geltsdale

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

Grid Reference:
347967 556602

Proposal: Erection Of 2no. Detached Dwellings

Grant Permission

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

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

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 1st March 2017;
 2. the Material Schedule received 23rd January 2017;
 3. the Location Plan received 23rd January 2017 (Drawing No. 1650 001);
 4. the Block Plan as Existing received 23rd January 2017 (Drawing No. 1650 002);
 5. Plot 1 as Proposed received 15th March 2017 (Drawing No. 1650 003A);
 6. the Block Plan as Proposed received 5th April 2017 (Drawing No. 1650 004C);
 7. Plot 2 as Proposed received 5th April 2017 (Drawing No. 1650 005A);
 8. the Notice of Decision; and
 9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

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

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

4. No development shall take place until details of a landscaping scheme have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that a satisfactory landscaping scheme is prepared in accord with Policy GI3 of the Carlisle District Local Plan 2015-2030.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policy GI3 of the Carlisle District Local Plan 2015-2030.

6. The access and parking/turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users. To support Local Transport Plan Policies: LD8.

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

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

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in

writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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

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

9. Prior to commencement of any development details shall be provided and approved in writing by the Local Planning Authority to ensure that there can be no accidental spillage or seepage of oil to underground strata or pollution of any surface waters arising from the proposal oil tanks to serve each of the dwellings hereby approved. The development then shall be undertaken in strict accordance with the approved details.

Reason: To prevent pollution of underground strata and the water environment in accordance the Policy CM5 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 02

Appn Ref No:
16/0628

Applicant:
Messrs Cooper

Parish:
Wetheral

Date of Receipt:
08/07/2016

Agent:
Jock Gordon Architectural
SVS Ltd

Ward:
Wetheral

Location:
Land between Wetheral Methodist Church and
Redcroft, Wetheral, Carlisle

Grid Reference:
346159 554478

Proposal: Erection Of 1no. Detached Dwelling (Plot 4) (Reserved Matters
Application Pursuant To Outline Approval 15/0943)

Grant Permission

1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by conditions 3, 4 (part), 5 (part), 7 (part), 8, 11 (part), 12 (part) and 15 (part) attached to the outline planning consent to develop the site.
2. The development shall be undertaken in strict accordance with the approved documents for this Reserved Matters Application which comprise:
 1. the Reserved Matters Application Form received 8th July 2016;
 2. the Supporting Information received 13th October 2016;
 3. the Tree Survey received 13th October 2016;
 4. the Report on the Proposed Sewage Treatment and Disposal System received 13th October 2016;
 5. the Plan Showing Visibility Splays received 3rd March 2017 (Drawing no. 3023/1F);
 6. the Block Plan - Foul & Surface Water Drainage received 8th July 2016 (Drawing no. 3023/2B);
 7. the Foul & Surface Water Drainage Plan received 6th December 2016 (Drawing no. 3023/2D);
 8. the Site Plan received 6th December 2016 (Drawing no. 3023/3D);
 9. the Site Plan - Visibility Splays, Landscaping & Tree Protection Barriers received 19th December 2016 (Drawing no. 3023/3E);
 10. the Floor Plans received 8th July 2016 (Drawing no. 3023/4);
 11. the Elevations received 8th July 2016 (Drawing no. 3023/5);
 12. the Foul/Surface Water Drainage received 2nd March 2017;
 13. the Addendum To Proposed Sewage Treatment and Disposal System received 3rd April 2017;
 14. the Notice of Decision;
 15. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

Relevant Development Plan Policies

Item no: 03

Appn Ref No:

17/0167

Applicant:

Choose Occupational
Health

Parish:

Carlisle

Date of Receipt:

27/02/2017 08:02:41

Agent:

Ward:

Castle

Location:

14 Hartington Place, Carlisle, CA1 1HL

Grid Reference:

340665 555955

Proposal: Proposed Change Of Use From A Dwelling To Occupational Health Services

Grant Permission

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

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

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 27th February 2017;
2. the site location plan received 27th February 2017;
3. the block plan received 27th February 2017;
4. the existing floor plans received 27th February 2017 (Drawing No.SH/CONV/FP1 Rev A);
5. the proposed floor plans received 21st March 2017 (Drawing No. SH/CONV/FP2 Rev B);
6. the existing and proposed front elevation received 18th April 2017 (Drawing No. SH/CONV/FRONT ELEVATION REV A);
7. the existing and proposed rear wall floor plans and elevations received 21st March 2017 (Drawing No. SH/CONV/REAR WALL Rev A);
8. the floor plans of the disabled access received 18th April 2017 (Rev A);
9. the heritage statement received 27th March 2017;
10. the design and access statement received 27th March 2017;
11. the supporting statement received 21st March 2017;
12. the Notice of Decision; and
13. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The premises shall be used for occupational health services and for no other purpose.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality in accordance with Policy HO12 of the Carlisle District Local Plan 2015-2030.

4. The use of the premises as a occupational health clinic hereby approved shall not take place other than between 08:30- 18.00 hours Monday-Friday.

Reason: To prevent disturbance to nearby residential occupiers in accordance with Policies HO12 and SP6 of the Carlisle District Local Plan 2015-2030.

5. There shall be no more than 2 clinics operating from the property on any given day.

Reason: To prevent disturbance to nearby residential occupiers in accordance with Policies HO12 and SP6 of the Carlisle District Local Plan 2015-2030.

6. New doors abutting the highway shall be of a type which cannot open outwards into the highway.

Reason: To minimise possible danger to other highway users. To support Local Transport Plan Policies LD7 and LD8.

Relevant Development Plan Policies

Item no: 04

Appn Ref No:
17/0186

Applicant:
Tyler Design Services

Parish:
Carlisle

Date of Receipt:
06/03/2017 11:02:41

Agent:

Ward:
Castle

Location:
14 Hartington Place, Carlisle, CA1 1HL

Grid Reference:
340665 555955

Proposal: Internal And External Alterations Associated With The Proposed Change Of Use From A Dwelling To Occupational Health Services (LBC)

Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Listed Building Consent which comprise:
 1. the submitted planning application form received 28th March 2017;
 2. the site location plan received 6th March 2017;
 3. the block plan received 6th March 2017;
 4. the existing floor plans received 6th March 2017 (Drawing No.SH/CONV/FP1 Rev A);
 5. the proposed floor plans received 21st March 2017 (Drawing No. SH/CONV/FP2 Rev B);
 6. the existing and proposed front elevation received 18th April 2017 (Drawing No. SH/CONV/FRONT ELEVATION REV A);
 7. the existing and proposed rear wall floor plans and elevations received 21st March 2017 (Drawing No. SH/CONV/REAR WALL Rev A);
 8. the floor plans of the disabled access received 18th April 2017 (Rev A);
 9. the heritage statement received 27th March 2017;

10. the design and access statement received 27th March 2017;
11. the supporting statement received 21st March 2017;
12. the Notice of Decision; and
13. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

2. Notwithstanding the description of the materials on the application form the hard surface materials for the disabled access ramp hereby approved shall be buff sandstone.

Reason: To ensure that materials to be used are acceptable and in compliance with the objectives of Policies SP6 and HE3 of the Carlisle District Local Plan 2015-2030.

3. Prior to the installation of the access ramp hereby approved, details of the materials for the handrails shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the materials to be used are acceptable in accordance with policies SP6, HE3 and HE7 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 05

Appn Ref No: 16/0831	Applicant: L & N D Developments Ltd	Parish: St Cuthberts Without
Date of Receipt: 19/09/2016 08:02:52	Agent: Taylor & Hardy	Ward: Dalston
Location: Holly House Nurseries, Durdar Road, Carlisle, CA2 4TR	Grid Reference: 340601 551639	

Proposal: Erection Of 9no Dwellings (Reserved Matters)

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to a S106 legal agreement for a financial contribution towards affordable housing.

Item no: 06

Appn Ref No: 16/0989	Applicant: L & N D Developments Ltd	Parish: St Cuthberts Without
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Date of Receipt:
15/11/2016 13:02:40

Agent:
Taylor & Hardy Limited

Ward:
Dalston

Location:
Holly House Nurseries, Durdar Road, Carlisle, CA2
4TR

Grid Reference:
340544 551627

Proposal: Proposed Improvements To The Existing Vehicular Access

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 Site Location Plan (Dwg RD/LN/ENT ROAD SLP Rev A received 15 Nov 2016);
 3. the Layout of Existing Access Road (Dwg RD/LN/ENT ROAD1 Rev A received 15 Nov 2016);
 4. the Layout of Proposed Access Road (Dwg RD/LN/ENT ROAD2 Rev A received 15 Nov 2016);
 5. the Notice of Decision; and
 6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The development shall not commence until visibility splays providing clear visibility of 2.4 metres by 120metres to both sides ,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) (England) Order 2015 (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 grown within the visibility splay which obstruct the visibility splays.

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

4. The access shall be formed with 6 metre radius kerbs, to give a minimum carriageway width of 4.8 metres, and that part of the access road extending 5

metres into the site from the existing highway shall be constructed in accordance with details approved by the Local Planning Authority.

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

5. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

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

6. Prior to commencement of development, a detailed landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be at a scale of 1:200 and shall include:
 - i) The exact location and species of all existing trees and other planting to be retained;
 - ii) All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
 - iii) All proposed boundary treatments with supporting elevations and construction details;
 - iv) All proposed hard landscaping elements and paving, including layout, materials and colours;
 - v) The proposed arrangements and specifications for initial establishment maintenance and long term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its agreed form prior to the end of the first planting season following substantial completion of each phase of the development to which it is associated. 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 approval to any variation.

Reason: To ensure the integration of the development into the existing area in accordance with Policy SP 6 – Securing Good Design of the Carlisle District Local Plan 2015 - 2030.

7. No works or development shall take place until a scheme of hedge protection has been submitted to and agreed in writing by the local planning authority. The hedge protection shall be implemented in accordance with the agreed scheme, prior to commencement of any works or development on site, and maintained to the satisfaction of the local planning authority for the duration of the development.

Reason: To protect trees and hedges during development works in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030

8. Within the protection fencing approved by Condition 7:

1. No equipment, machinery or structure shall be attached to or supported by the hedge protection barrier.
2. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.
3. No alterations or variations to the approved hedge protection scheme shall be made without prior written consent of the local planning authority.
4. No materials or vehicles shall be stored or parked within the fenced off area.
5. No alterations to the natural/existing ground level shall occur.
6. No excavations will be carried out within the fenced off area.
7. The hedge protection fencing must be maintained to the satisfaction of the Local Planning Authority at all times until completion of the development.

Reason: To protect hedges during development works in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Carlisle District Local Plan 2001 - 2016

Core Development Policies - Policy CP8 - Renewable Energy

Proposals for renewable energy will be favourably considered provided that all of the following criteria are satisfied:

- 1 there is no unacceptable visual impact on the immediate and wider landscape and townscape;
- 2 there is no adverse impact on biodiversity;
- 3 any new structures would be sensitively incorporated into the surrounding landscape/ townscape and/or habitat and respect the local landscape character;
- 4 measures are taken to mitigate any noise, smell or other nuisance or pollutants likely to affect nearby occupiers, amenities and/or neighbouring land uses;
- 5 any waste arising as a result of the development is minimised and dealt with using a suitable means of disposal;
- 6 there would be no unacceptable levels of harm to features designated as of local, national or international importance;
- 7 adequate provision can be made for access and parking and the potential impact on the road network;
- 8 there would be no unacceptable conflict with any existing recreational facilities or routes;
- 9 there would be no unacceptable cumulative effects when proposals are considered together with any extant planning approvals or other existing

renewable energy developments.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP2 - Biodiversity

Proposals in both the rural and urban area should not harm the integrity of the biodiversity resource as judged by key nature conservation principles, and proposals should seek to conserve and enhance the biodiversity value of the areas which they affect.

In areas where species protected under national and European legislation are most likely to occur, special account will be given to their presence in the consideration of development proposals.

Item no: 07

Appn Ref No: 16/1022	Applicant: North Homes Ltd	Parish: Cummersdale
Date of Receipt: 23/11/2016 13:03:14	Agent: Taylor and Hardy	Ward: Denton Holme
Location: Land to the Rear of Irvings Place, Dalston Road, Cummersdale	Grid Reference: 338488 553604	

Proposal: Erection Of 17No. Dwellings And Associated Infrastructure

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the completion of a S106 Legal Agreement to cover the provision of three of the dwellings for affordable rent and a contribution of £20,000 towards the construction of a cycleway from Dalston Road (B5299) between the crematorium and the Pirelli factory to the Holmehead/ Cummersdale Cycleway.

Item no: 08

Appn Ref No: 16/1047	Applicant: Mr A & Mrs J Irving	Parish: Hayton
Date of Receipt: 30/11/2016 08:02:43	Agent: Holt Planning Consultancy Ltd	Ward: Hayton
Location: Land opposite Garth End, Hayton, Carlisle	Grid Reference: 350518 557614	

Proposal: Proposed Detached Dwelling

Refuse Permission

- 1. Reason:** The application site is outwith the built form of Hayton on the western side of the U1199 road, physically and visibly separated by an unclassified road to the north, thereby intruding into open countryside. The National Planning Policy Framework (NPPF) states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. No special circumstances as detailed in the NPPF have put been forward by the applicant that would justify a new dwelling in this location. The proposal is, therefore, contrary to Policy GI1 (Landscapes), criterion 2 of Policy SP6 (Securing Good Design), criterion 3 of Policy HO2 (Windfall Housing Development) of the Carlisle District Local Plan 2015-2030 and Paragraph 55 of the National Planning Policy Framework.
- 2. Reason:** The Cumbria Landscape Strategy (CLS) outlines that the area is characterised by open undulating and rolling topography. The sensitive characteristics or features of the landscape is rolling, open and undeveloped higher ground is sensitive to tall infrastructure or large scale development. The CLS states that without careful management planned and incremental expansion could erode the landscape character. The site is not visually contained. Although it is proposed to set the building within the topography, the land is significantly higher than the adjacent public roads. Given the topography, scale and height of the building particularly being over 2 storeys, the erection of a dwelling on this site would form a discordant feature and have an adverse impact on the character of the area. The proposal is, therefore, contrary to paragraph 58 of the National Planning Policy Framework, Policy GI1 (Landscapes), criterion 2 of Policy SP6 (Securing Good Design) and criterion 3 of Policy HO2 (Windfall Housing Development) of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 09

Appn Ref No:
17/0111

Applicant:
Mr Jardine

Parish:
Burgh-by-Sands

Date of Receipt:
08/02/2017 13:02:38

Agent:

Ward:
Burgh

Location:
1 Ash Tree Square, Burgh by Sands, Carlisle, CA5
6AY

Grid Reference:
332258 559003

Proposal: Proposed New Vehicle Entrance

Grant Permission

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

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

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 20th February 2017;
2. the Site Location Plan (Dwg. ATS/ENTRANCE/SLP1 Rev A) received 8th February 2017;
3. the Site Block Plan (Dwg. ATS/ENTRANCE/SBP1 Rev B) received 6th March 2017;
4. the Section Through Existing Wall Plan (Dwg. ATS/ENT/DETAIL1 Rev D) received 23rd March 2017;
5. the Existing and Proposed Elevation On Wall Plan (Dwg. ATS/ENT/ELEV WALL Rev A) received 4th April 2017;
6. the Design & Access Statement (Ref. February 2017) received 8th February 2017;
7. the Heritage Statement (Ref. March 2017) received 31st March 2017;
8. the Green Granite specification received 23rd March 2017;
9. the Buff Paver specification received 23rd March 2017;
10. the Notice of Decision; and
11. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to the commencement of the rebuilding and repair of the cobbled wall, a sample panel, including stone work, coping and mortar specification shall be constructed for the inspection and approval in writing by the Local Planning Authority. The cobbles and stone copings which are removed to create the new vehicle entrance shall be re-used to repair the wall in order to bring the wall back to its original condition. The development shall then be carried out in accordance with the approved detail.

Reason: To ensure a satisfactory external appearance to the proposal and to preserve and enhance the character and setting of the Burgh by Sands Conservation Area in accordance with Policies SP6, HE7 and GI2 of the Carlisle District Local Plan 2015-2030.

4. For the duration of the development works the existing tree (Ref. TPO240) as identified on the Section Through Existing Wall Plan (Dwg. ATS/ENT/DETAIL1 Rev D) shall be protected by a suitable barrier erected and maintained around

the root protection radius. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

5. 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.
To support Local Transport Plan Policies LD5, LD7 and LD8.

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

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

Relevant Development Plan Policies

Item no: 10

Appn Ref No: 17/0119	Applicant: Citadel Estates Ltd	Parish: Brampton
Date of Receipt: 10/02/2017 23:03:01	Agent: Sandy Johnston Architect	Ward: Brampton
Location: Former Tarn End House Hotel, Talkin, Carlisle, CA8 1LS	Grid Reference: 354381 558352	

Proposal: Conversion, Alteration And Extensions To Former Hotel To Provide 12no. Residential Units; Incorporating Landscaping And Parking (Revised Application)

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the receipt of satisfactory drawings illustrating matching details on elevations and plans.

Item no: 11

Appn Ref No:	Applicant:	Parish:
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17/0074 Susan's Farm Stanwix Rural

Date of Receipt: 27/01/2017 23:02:38
Agent: Johnston and Wright Architects
Ward: Stanwix Rural

Location: The Croft, 143 Houghton Road, Houghton, Carlisle, CA3 0LD
Grid Reference: 340941 559069

Proposal: Existing Temporary Classroom And Office Building To Become Permanent With Installation Of Kitchen Area, Together With Cladding Treatments To Existing Elevations And Roof, Including Upgrade Of Thermal Performance

Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 27th January 2017;
 2. the Location Plan (drawing ref 11747-LOCATION) received 27th January 2017;
 3. the Block Plan, Elevations, Sections & Ground Floor Plan as Existing (drawing ref 11747-01A) received 27th January 2017;
 4. the Site Plan as Proposed (drawing ref 11747-02) received 27th January 2017;
 5. the Preliminary Option as Proposed (drawing 11747-03) received 27th January 2017;
 6. the Design and Access Statement received 27th January 2017;
 7. the Notice of Decision; and
 8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

Relevant Development Plan Policies

Item no: 12

Appn Ref No: 17/0101
Applicant: Mrs Joanne Miller
Parish: Wetheral

Date of Receipt: 07/02/2017 23:02:50
Agent:
Ward: Wetheral

Location: Vienna Rose Stables, Broomfallen Road, Scotby,
Grid Reference: 343840 553948

Proposal: Erection Of An Agricultural Building

Grant Permission

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

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

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the Planning Application Form received 7th February 2017;
 2. the Site Location Plan received 7th February 2017;
 3. the Overhead Site Plan received 17th January 2017;
 4. the Inside Layout received 9th February 2017;
 5. the Roof Plan received 9th February 2017;
 6. the Front Elevation received 9th February 2017;
 7. the Back Elevation received 17th January 2017;
 8. the Side Elevations received 9th February 2017;
 9. the Notice of Decision;
 10. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. The building hereby approved shall be used for agricultural purposes only as defined in Section 336 of the Town and Country Planning Act 1990 and for no other purpose.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality in accordance with Policy EC12 of the Carlisle District Local Plan 2015-2030.

4. The soakaway shall be completed prior to the building hereby approved being brought into use. The soakaway shall be designed and constructed in accordance with the BRE (Building Research Establishment) Digest 365 "Soakaway Design".

Reason: To ensure an adequate means of surface water drainage in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 13**Appn Ref No:**
15/0920**Applicant:**
Citadel Estates Limited**Parish:**
Wetheral**Date of Receipt:**
05/10/2015 16:00:22**Agent:**
Squire Patton Boggs (UK)
LLP**Ward:**
Wetheral**Location:**
Skelton Court, (formerly Skelton House), Wetheral,
CA4 8JG**Grid Reference:**
346432 554572

Proposal: Additional 2no. Flats With Associated External Works To Building & Grounds (Including Revised Landscaping And Parking Layout) (Part Retrospective)

Decision: Refuse Permission**Date:** 15/02/2016**Decision of:** Planning Inspectorate**Decision Type:** Appeal Part Allowed**Date:** 17/03/2017**Item no: 14****Appn Ref No:**
16/0316**Applicant:**
Mr D Montgomery**Parish:**
Wetheral**Date of Receipt:**
08/04/2016**Agent:**
Squire Patton Boggs (UK)
LLP**Ward:**
Wetheral**Location:**
Skelton Court, (formerly Skelton House), Wetheral,
CA4 8JG**Grid Reference:**
346432 554572

Proposal: Subdivision Of 2nd Floor Layout To Provide 1no. Additional Apartment (Retrospective)

Decision: Refuse Permission**Date:** 27/05/2016**Decision of:** Planning Inspectorate**Decision Type:** Appeal Allowed**Date:** 17/03/2017**Item no: 15****Appn Ref No:****Applicant:****Parish:**

16/0317 Mr D Montgomery Wetheral

Date of Receipt: 08/04/2016 **Agent:** Squire Patton Boggs (UK) LLP **Ward:** Wetheral

Location: Skelton Court, (formerly Skelton House), Wetheral, CA4 8JG **Grid Reference:** 346432 554572

Proposal: Revised Landscaping And Parking Layout (Retrospective)

Decision: Refuse Permission **Date:** 27/05/2016

Decision of: Planning Inspectorate

Decision Type: Appeal Allowed with Conditions **Date:** 17/03/2017

Item no: 16

Appn Ref No: 16/0319 **Applicant:** Mr D Montgomery **Parish:** Wetheral

Date of Receipt: 08/04/2016 **Agent:** Squire Patton Boggs (UK) LLP **Ward:** Wetheral

Location: Skelton Court, (formerly Skelton House), Wetheral, CA4 8JG **Grid Reference:** 346432 554572

Proposal: Installation Of uPVC Windows (Retrospective)

Decision: Refuse Permission **Date:** 27/05/2016

Decision of: Planning Inspectorate

Decision Type: Appeal Allowed **Date:** 17/03/2017

Item no: 17

Appn Ref No: 16/0530 **Applicant:** Mr S Warwick **Parish:** Arthuret

Date of Receipt: 09/06/2016 **Agent:** **Ward:** Longtown & Rockcliffe

Location: **Grid Reference:**

Glenesk, Arthuret Road, Longtown, Carlisle, CA6
5SJ

337987 568431

Proposal: Erection Of Balcony/Fire Escape Above First Floor Level; Erection Of Flat Roof To Form Fire Escape/Porch Above Rear Door; Alterations To Dormer Windows To Front Elevation To Form Balcony (Part Retrospective)

Decision: Refuse Permission

Date: 03/10/2016

Decision of: Planning Inspectorate

Decision Type: Appeal Dismissed

Date: 28/03/2017

Item no: 18

Appn Ref No:
17/9003

Applicant:
Cumbria County Council

Parish:
Carlisle

Date of Receipt:
18/01/2017

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Morton

Location:
Former Morton Primary School Site, Burnrigg,
Carlisle, CA2 6QH

Grid Reference:
338217 554486

Proposal: Proposed New Build 60no. Bed Care Home with Associated Parking and Landscaping

Decision: City Council Observation - Observations

Date: 07/02/2017

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 31/03/2017

Item no: 19

Appn Ref No:
16/0974

Applicant:
Riverside Carlisle

Parish:
Carlisle

Date of Receipt:
11/11/2016 11:02:51

Agent:
Storm Tempest Ltd

Ward:
Morton

Location:
Land to the rear of Ellesmere Way/Lyndhurst
Gardens, Carlisle CA2 6LZ

Grid Reference:
337873 554225

Proposal: Creation Of 23no. Car Parking Spaces For Residents (2No. Spaces For

Disabled Persons) Together With Construction Of Access Road;
Installation Of Street Lighting; Footpaths And Retaining Wall

Members will recall at Committee meeting held on 17th March 2017 that authority was given to the Corporate Director (Economic Development) to issue approval subject to the receipt of a formal response from Cumbria County Council as the Highway Authority that raises no objection.

This has been completed and the decision was issued on 31st March 2017.

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 Planning Application Form received 11th November 2016;
2. the Location Plan received 16th November 2016 (Drawing no. 02 Rev 01);
3. the Block Plan received 16th November 2016 (Drawing no. 01 Rev 01);
4. the Proposed Layout received 22nd March 2017 (Drawing no. 04 Rev B);
5. the Drainage & Soakaway Layout received 18th January 2017 (Drawing no. JDP-1701-08-001);
6. the Proposed Entrance Layout received 16th November 2016 (Drawing no. 02 Rev A);
7. the Visibility Splay received 17th March 2017 (Drawing no. 05 Rev D);
8. the Proposed Cross Sections received 19th December 2016 (Drawing no. 3117-08-16);
9. the Micro Drainage Details received 18th January 2017;
10. the Driveline Priora Permeable Paving Details received 11th November 2016;
11. the Planning Statement received 25th January 2017;
12. the Kingfisher Lighting Datasheet received 22nd March 2017;
13. the Notice of Decision;
14. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. The vehicular crossing over the highway verge, including the lowering of kerbs, shall be carried out to the specification of the Local Highway Authority.

Reason: To ensure a suitable standard of crossing for pedestrian safety in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

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

Reason: In the interests of highway safety in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

5. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the local planning authority.

Reason: To prevent any direct access to the site from that road and to avoid vehicles entering or leaving the site by an unsatisfactory access or route, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and in the interests of road safety and to support Local Transport Plan Policies LD7 and LD8.

6. The development hereby approved shall be drained in accordance with the Drainage & Soakaway Layout (Drawing no. JDP-1701-07-001) received 18th January 2017 and the Micro Drainage Calculations received 18th January 2017 prior to the development being brought into use.

Reason: In the interests of highway safety and environmental management in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD7 and LD8.

7. The lighting columns shall include a suitable restrictive cowl to prevent light spillage into the habitable rooms of adjacent residential properties. The cowls shall remain in situ and fit for purpose unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development does not adversely affect the living conditions of the occupiers of neighbouring properties through unnecessary light spillage in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

8. The street lighting installed shall be "SO5 ITALIAN 1- Asymmetrical Suburban Streetlight" as detailed in the Kingfisher Lighting Datasheet received 22nd March 2017 and shall be retained and maintained in a sound working condition thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure an adequate form of lighting within the development in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies
