

## SCHEDULE A: Applications with Recommendation

13/0473

Item No: 12

Date of Committee: 19/07/2013

**Appn Ref No:**  
13/0473

**Applicant:**  
Mr Paul Holder

**Parish:**  
Dalston

**Date of Receipt:**  
13/06/2013

**Agent:**

**Ward:**  
Dalston

**Location:**

Dalston Hall Caravan Park, Dalston, Carlisle, CA5  
7JX

**Proposal:** Removal Of Condition 7 Of Previously Approved Application 85/1103 To  
Allow Alternative Coloured Static Caravans

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### REPORT

**Case Officer:** Barbara Percival

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Impact of proposal on Grade II\* Listed Building  
2.2 Impact of proposal on landscape character

#### 3. Application Details

##### The Site

- 3.1 Dalston Hall Caravan Park is located in a relatively isolated location on the eastern side of the B5299 Carlisle to Dalston road. The centre of Dalston with its services is located approximately a mile south west from the entrance of the site.
- 3.2 Access to the site is be via an existing access road which has its junction with the B5299 Carlisle to Dalston Road. The access road also serves also serves Dalston Hall Hotel, Dalston Hall Golf Club (in the applicant's ownership) and Holly Lodge which stands at the entrance of the access road.

## **The Proposal**

- 3.3 The application seeks Full Planning Permission to remove Condition 7 attached to Planning Approval 85/1103. Condition 7 reads:

*"No caravan shall be occupied until the drainage system of each caravan is connected to a sewage system of a design approved by the Council. The static caravans hereby permitted shall be painted to British Standard Colour 12B25, or to a colour to be agreed with the Council, and shall be repainted in that colour at least once in each five years to the satisfaction of the Council.*

*Reason: To safeguard the visual amenities of the area".*

- 3.4 The condition sought to limit any visual impact the caravan site may have had by seeking to ensure that the 17 caravans, subject of the application, were coloured green. Conditions within the same planning approval also sought the implementation of a landscaping scheme around the boundaries of the site.

## **4. Summary of Representations**

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

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

Dalston Parish Council: - no response received.

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

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP1, CP5, EC15 and LE12 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposals raise the following planning issues:
1. Impact Of The Proposal On The Grade II\* Listed Building
- 6.3 The application site is located in the north east corner of the caravan park with mature landscaping along its northern, southern, eastern and western boundaries. Dalston Hall Hotel, a Grade II\* Listed Building is located approximately 200 metres south west from the centre of the application site. A 2.7 metre high brick wall together with buildings associated with the

caravan park separates the car park (serving the hotel) from the caravan park. The topography of the site is also such that the hall is located at a lower level than the application site, thereby, further limiting any visual impact. The intervening land between the application site and the boundary wall serves as a touring caravan site. Whilst undertaking the site visit, the touring site was occupied by touring caravans predominantly white or cream in colour.

- 6.4 In light of the topography of the land, the physical separation distance from the Listed Building together with intervening mature landscaping, the proposal would not have a detrimental impact on the character or setting of the Grade II\* Listed Building to warrant a refusal of the application.

## 2. Impact Of The Proposal On Landscape Character

- 6.5 The Cumbria Landscape Strategy (CLS) outlines that the area is characterised by a series of ridges and valley that rises gently towards the limestone fringes of the Lakeland Fells. The key characteristics dominated by hedge bound pasture fields interspersed by native woodland, tree clumps and plantations.

- 6.6 In 1985, the caravan site was a relatively new addition to the area, therefore, it was appropriate at that time to minimise any visual impact by imposing conditions restricting the colour of the static caravans together with the planting of additional landscaping. The applicant has submitted supporting document which outline that by removing the condition it would allow a greater choice of new and second-hand caravans as less than 10% of caravans are manufactured in environmental green.

- 6.7 During the intervening time period between the approval of the site and the recent site visit it was evident that the landscaping has matured which effectively reduces any visual impact of the site. Furthermore, permission was granted in 2008 for the siting of 6 caravans on an adjoining site with no colour restrictions.

- 6.8 In light of the foregoing, the removal of condition 7 attached to Planning Approval 85/1103 would not have an such a significant adverse impact on the visual characteristics of the area to such an extent to warrant a refusal of the application.

## Conclusion

- 6.9 In overall terms, the proposal would not have a detrimental impact on the character or setting of the Grade II\* Listed Building or the character of the area as a whole. In all aspects the proposal is compliant with the objectives of the relevant adopted Local Plan policies.

- 6.10 Accordingly, the recommendation is for approval.

## 7. Planning History

- 7.1 The site and adjacent fields has a long and varied history through its use as a caravan site and golf course.

**8. Recommendation: Grant Permission**

1. The approved documents for this Planning Permission comprise:
1. the submitted planning application form received 13th June 2013;
  2. the supporting documentation received from Dalston Hall Holiday Park and Golf Club received 13th June 2013;
  3. the site and block plans received 13th June 2013 (Drawing No. OS1);
  4. the Notice of Decision; and
  5. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

2. The development shall be carried out in accordance with the remaining conditions attached to the Full Planning Permission approved under applications 85/1103.

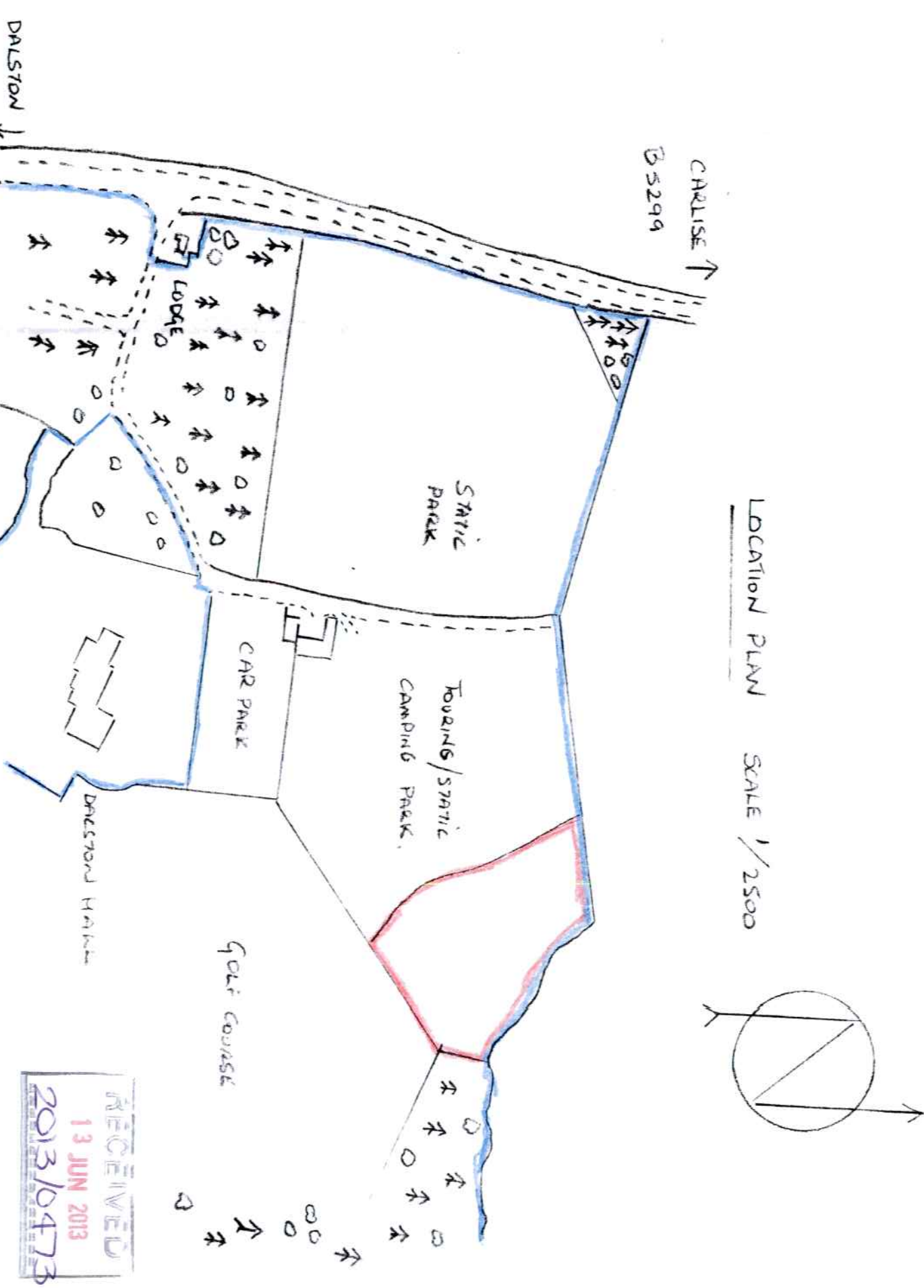
**Reason:** For the avoidance of doubt.

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- EXISTING TREES
- ROADS / CARPARKS
- STATIC HOLIDAY HOME PITCHES - 17 off
- PLANNING PERMISSION GRANTED - 7 FEBRUARY 1970
- APPLICATION NO 85/1103



This drawing is the property of Ground Beams Limited & may not be used for any purpose or shown to any third party without their permission.

It is essential that all dowel sockets are prepared to the dimensions shown on this drawing.

<b>Proposal</b> TO REMOVE STATIC COLOUR STRIPULATION ON PLANNING APPLICATION NO 85/1103, CONDITION 07.		<b>Client</b> P. S. HOLDER LINWOOD LODGE, DALSTON HALL, DALSTON CHURCHILL CAS 75X		Drawn: PSH Checked: [ ] Date: 7/06/2013 Enquiry No: [ ] Scale: 1/500		dtp no. 05 / <b>GB</b>		RECEIVED 13 JUN 2013 2013/0473		<b>Ground Beams Limited</b> Ripon, North Yorkshire.	
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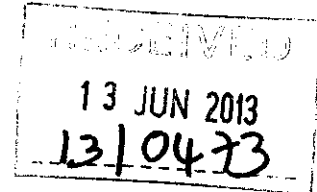
# **DALSTON HALL HOLIDAY PARK AND GOLF CLUB**



Dalston, Carlisle, Cumbria, CA5 7JX  
Tel: 01228 710165

11<sup>th</sup> June 2013

FAO Mrs B Percival  
Carlisle City Council  
Planning and Housing Services  
Civic Centre  
Rickergate  
Carlisle  
CA3 8QG



Dear Mrs Percival,

Re: Removal of Planning Condition No.7 of Planning Permission Ref. No. 85/1103

This application is to remove condition no. 7, a colour restriction on static caravans attached to planning permission 85/1103, to allow the stationing of standard factory finished coloured static caravans and not specifically environmental green. This will enable us more choice of both new and second-hand units as there are less than 10% environmental green units now manufactured.

The hedge and tree screening has now matured since the permission was granted some 25 years ago and this area has become very secluded. As it is some 300 metres north of Dalston Hall, a Grade 2 Listed Building and south of Bishop's Dyke, an Ancient Monument, we feel this application should have no adverse affects or unacceptable impact on the setting of the Hall or the neighbouring properties again which are mainly painted white in colour.

Sandwiched between this and the Hall and a 2.7m high brick wall is the touring caravan area of which are mainly white in colour and it also benefits from planning permission ref. no. 08/1072 to station 6 static caravans with no colour restriction.

This condition removal does not involve any site works, no increase in numbers of caravans or traffic movements and would be phased in as and when any stances became vacant over a period of time.

Yours sincerely

P.S. Holder

# **DALSTON HALL HOLIDAY PARK AND GOLF CLUB**



Dalston, Carlisle, Cumbria, CA5 7JX  
Tel: 01228 710165

19<sup>th</sup> June 2013

FAO Mrs B Percival  
Carlisle City Council  
Planning and Housing Services  
Civic Centre  
Rickergate  
Carlisle  
CA3 8QG

PLANNING SERVICES	
REF	1310473
24 JUN 2013	
RECORDED	KL
SCANNED	
PASSED TO	BP
ACTION	

Dear Mrs Percival,

Re: Removal of Planning Condition No.7 of Planning Permission Ref. No. 85/1103

I would like to add further information to my letter dated 11<sup>th</sup> June 2013.

When we obtained planning permission 08/1072 for 6 static caravan pitches on the northern edge of the touring area without colour restrictions, in the "Summary of Reasons for the Decision" Page 3 Section 1 – it was described as "Given that the proposed development will be contained within the existing touring area and is approximately 200 metres from Dalston Hall ( a Grade II\* listed building), from which it is separated by the touring part of the caravan, high walls defining the car park ,and existing planting along the southeast side of the site, it is not considered that the proposed development will have an adverse impact on the setting of Dalston Hall".

I hope this is of assistance when determining this application.

Yours sincerely

P.S. Holder