

# **Development Control Committee Supplementary Schedule**

Containing information received  
since the distribution of the  
main schedule of applications

9<sup>th</sup> February 2018



**Andrea Jackson**

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**From:** Andrea Wroblewska <[REDACTED]>  
**Sent:** 25 January 2018 12:12  
**To:** Barbara Percival  
**Subject:** Application Ref: 17/0969

Dear Barbara

Further to your letter regarding notification of planning proposal land adjacent to Garth Vottage Wetheral Pasture CA4 8HR I wish to object to the plans.

The reason for my objection is that this is a quiet country road which has already had new houses built upon it within a close proximity to those that are planned, and I do not believe that the roads can cope with the additional service demand placed upon it by this development. There are also issues around additional lighting and noise which will detract from the whole ethos and beauty of the area and should be given more consideration by the planners. There will also be a loss of natural habitat for the wildlife that we presently enjoy in this area.

I would be grateful if you would take this email as a record of my objection.

Regards

Mrs Wroblewska  
Home owner Ca4 8HR

PLANNING SERVICES	
REF	17/0969
25 JAN 2018	
RECORDED	<i>AB</i>
SCANNED	<i>AB</i>
ASSET TO	<i>bp</i>
ACTION	

This representation is based on additional information received, namely 'Survey of Trees for Bats & Breeding Birds'.

This is on the surface an informative document, but it must be of doubtful value because

- It is financed by the developer, therefore any reader must suspect that the conclusions will be biased in favour of the developer's plans;
- The author displays no qualifications, for example in ecology, zoology, ornithology, environmental science. Anyone can be a member of a group – it does not reflect any expertise to carry out 'a bat and breeding bird assessment of the trees and environment'.
- Natural England licence - the author is not transparent about what this qualifies him for and what it does not. Natural England confirmed that it relates to bats only \*. There is no mention of birds.
- The actual survey lasted a mere 1 hour, during late afternoon, on one day in mid-December – the time of year when there is the least amount of wildlife activity, which makes the survey of limited value.

Looking at the actual document itself, it does not at all justify the destruction of mature tree and hedgerow habitat - in some aspects it actually argues against that destruction.

- A bulky document, but 7 and a half of the 10 pages consist of cover page, contents list, photos, site location description, references, The Bat Year, and bat species information etc., taken from other reports, I believe to give the document an appearance of substance;
- Barn Owls – these are mentioned early on in the text, '*Should barn owls be present in the barn....*'. Their inclusion is not appropriate to the survey site, yet they are regularly referred to throughout.
- '*Existing Hedge There is a 1.5 to 2m high hedge between the trees it will be removed for individual property access any gaps to be restored with native shrubs and small tree species.*'

If a hedge is being removed to make gaps, how can the gaps be restored with planting?!

- '*Given that tree species take a long time to establish....*'

This is something everyone agrees upon – why new planting is no substitute for existing mature trees and shrubs.

- 'C8.3 Site status assessment: *In it's present condition, the site a low status for bat roosting but a medium status in the movement of bats via the hedgerow, the hedgerows offer low potential for Barn Owls and a medium potential for other nesting birds.*'

These "measurements", low and medium, have no objective weights attached to them. Again, what is the relevance of Barn Owls? What qualifies the author to conclude anything about nesting birds?

- 'D2 Long-term impacts: *Little if bat boxes are placed in trees B & C and hedges & trees are retained....*'

How can the author conclude that bat boxes would in any way be as valuable as two mature oaks in a group of four, with their linking hedgerows?

This survey is all about the impact of hedges and trees being removed. Interestingly the author here seems to conclude that they need to be retained.

- 'E3 *Habitat creation, restoration and/or enhancement:*' *Bat roosts can be created by.... Bird nesting opportunities can be created by.....Habitat can be enhanced by .....*

Yes, lots of things could be done, but with multiple future owners of the five building plots, there is absolutely no guarantee that any such things will be done, so there is no point in listing all these things.

- *In the long term hedges and tree planting to the west and south boundaries and through the development will form additional flight and feeding*

The key point here is that, even if any new planting is allowed to survive and thrive, only 'in the long term' will it have any value.

My conclusion is that this 'additional information' is of doubtful value and in no way supports the removal of the mature oaks and hedgerow on this site.

Gillian Luscombe, Ramsland, 7 Wetheral Pasture

25<sup>th</sup> January 2018

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*\*'This licence permits the surveying of bats using artificial light (eg torches), endoscopes, hand, and static hand-held nets. This licence may only be relied upon where surveying is carried out for scientific, research, or educational purposes, including for commissioned surveys in relation to proposed developments'. <https://www.gov.uk/government/publications/bats-survey-or-research-licence-level-2>*

## Michelle Little

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**From:** Angus Hutchinson <  
**Sent:** 31 January 2018 11:55  
**To:** Christopher Hardman  
**Cc:** Karen Greig; Michelle Little  
**Subject:** FW: Wetheral Pastures

Chris,

Can the e-mail below regarding drainage please be included within the Supplementary Schedule for this application.

Many thanks.

**Angus Hutchinson** | Associate Director

Hyde Harrington, Alexandria House, 3 Wavell Drive, Rosehill, Carlisle, CA1 2ST  
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**From:** Allan, Peter T  
**Sent:** 31 January 2018 10:34  
**To:** Ernest Shimmin  
**Subject:** RE: Wetheral Pastures

Hi Ernest,

Thank you for your e-mail.

I can confirm that the Lead Local Flood Authority find that the establishment of a management company to take responsibility for drainage infrastructure within the site and the manhole in the highway verge is acceptable.

Kind regards,

**Peter Allan**

Flood & Development Management Officer  
Flood & Development Management  
Environment & Regulatory Services | Cumbria County Council  
Parkhouse Building| Baron Way | Carlisle | CA6 4SJ

t: 07884116818

[www.cumbria.gov.uk](http://www.cumbria.gov.uk)

**From:** Ernest Shimmin [  
**Sent:** 24 January 2018 12:13  
**To:** Allan, Peter T  
**Subject:** Wetheral Pastures

Peter,

Barry has asked that we confirm that the extent of the management company responsibility would be within the site and as far as the new manhole in the highway verge outside the property for surface water.

Regards

Ernest Shimmin C.Eng. M.I.C.E.

For and on behalf of  
A L Daines & Partners LLP  
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Tel: 01228 527428  
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## **Application Comments for 17/1000**

### **Application Summary**

Application Number: 17/1000

Address: Land at Hadrian's Camp, Houghton Road, Houghton, Carlisle CA3 0LG

Proposal: Variation Of Condition 15 (Open Spaces & Informal Play Areas) Of Previously Approved Application 12/0610 To Allow Investment In Existing Off Site Play Area At Tribune Drive

Case Officer: Suzanne Osborne

### **Customer Details**

Name: Cllr James Bainbridge

Address: 3 Granville Rd Carlisle

### **Comment Details**

Commenter Type: Comment

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Suzanne

In regards to the above application I would wish to make a few points. The 106 money would be used to upgrade an existing facility of a playground which is of declining quality and replace it with one that hopefully would be of better quality, more used by the whole community, and which I hope would be able to be sited not on the exact footprint of the old play area, so that it would overcome the drainage problems a particular property undergoes.

Surely it is the best option to have one site best suited to play and leisure on Tribune Drive with a small interconnection rather than two sites with no interconnection. Also could we please not have bark chipping as the soft surface they soak up water when wet and I feel put people off using it - I know that is not really a planning issue, I just loath them.

I understand that payment will be completed 30 days after approval and not at the end point of the construction, which I think is sensible and will allow the matter to proceed swiftly.