

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No:
20/0797

Applicant:
Genesis Homes (North)
Ltd

Parish:

Date of Receipt:
23/11/2020

Agent:
Sam Greig Planning

Ward:
Belah & Kingmoor

Location:
Land to the North West of Stainton Gardens,
Stainton Road, Etterby, Carlisle

Grid Reference:
338568 557122

Proposal: Erection Of 33no. Dwellings

Members resolved to defer consideration of the proposal in order to commission an Independent Highway Assessment and to await a further report on the application at a future meeting of the Committee.

Item no: 02

Appn Ref No:
20/0586

Applicant:
Mr R Little

Parish:
Kirkandrews

Date of Receipt:
01/09/2020 17:01:24

Agent:
Graham Anthony
Associates

Ward:
Longtown & the Border

Location:
Land adjacent Richardson House, Gretna Loaning,
Mill Hill, Gretna, DG16 5HU

Grid Reference:
333653 567611

Proposal: Creation Of A Lorry Park Up to 40no. Spaces Including Conversion Of Existing Buildings To Provide Welfare Facilities & Storage Unit; Erection Of Commercial Vehicles Maintenance Building & Associated Preparation Yard; Installation Of 2.5m High Acoustic Fence (Bund)

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;
 2. document entitled 'Amendment Schedule', ref. GA3237 – Amendment Schedule 11-08-21, received on 11 August 2021 and published to the Council's website on 12 August 2021;
 3. drawing ref. GA3237-SP-01A 'Amended Existing Site Plan', received on 3 March 2021;
 4. drawing ref. GA3237-PSP-01D 'Amended Proposed Site Plan', excluding references to proposed landscape planting, received on 11 August 2021 and published to the Council's website on 12 August 2021;
 5. the Arboricultural Implication Assessment (Arbconsultants Ltd dated 7 August 2021) including Appendices 1-6 inclusive and all stated recommendations therein, received on 11 August 2021 and published to the Council's website on 12 August 2021;
 6. the amended Drainage Strategy (Revision A, Reford Engineers Limited, December 2020), received on 3 March 2021;
 7. drawing ref. GA3237-PPBLK-01 'Proposed Toilet Block' (Depicting Toilets, Kitchen, Seating Area and Service Area), received on 3 September 2020;
 8. drawing ref. GA3237-PSHED-01 'Proposed Shed Plans and Elevations', received on 3 September 2020;
 9. drawing ref. GA3237-LP-01 'Location Plan', received on 3 September 2020;
 10. the Planning, Design and Access Statement, received on 3 September 2020;
 11. the Notice of Decision;
 12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. 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.

Site investigations should follow the guidance in BS10175.

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.

4. The development arising from this planning permission shall be at all times operated in accordance with a site specific Noise and Vibration Management Plan, which shall first have been submitted to, and approved in writing by the local planning authority.

Reason: To ensure that the development does not have an adverse impact on the residential amenity of nearby occupants of private dwellings due to operational noise occurring within the site, and to accord with Policies CM 5 and SP 6 of the Carlisle District Local Plan 2015-2030.

5. Notwithstanding any information already submitted with the planning application, a comprehensive landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the following where relevant (this list is not exhaustive):

- new areas of trees, hedgerows and shrubs to be planted including planting densities
- new groups and individual specimen trees and shrubs to be planted
- specification/age/heights of trees and shrubs to be planted
- existing trees and shrubs to be retained or removed
- any tree surgery/management works proposed in relation to retained trees and shrubs
- any remodelling of ground to facilitate the planting
- timing of the landscaping in terms of the phasing of the development

- protection, maintenance and aftercare measures

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policy SP 6 and GI 6 of the Carlisle District Local Plan 2015-2030.

6. Prior to their use as part of the development hereby approved, full details of all materials to be used on the exterior of the buildings, including roofs, walls and cladding, shall be submitted to and approved in writing by the local planning authority. The development shall then be undertaken in strict accordance with the approved details.

Reason: To ensure the development is acceptable visually and harmonises with existing development, in accordance with Policies SP 6 and EC 11 of the Carlisle District Local Plan 2015-2030.

7. No lighting shall be installed as part of the development unless otherwise in accordance with a scheme of lighting that has first been submitted to, and approved in writing by the local planning authority. The scheme shall include details relating to the following (this list is not exhaustive):

- (i) floodlighting including support column specifications;
- (ii) ground level lighting for parking/manoeuvring areas;
- (iii) lighting installed on any building, tree, gate, fence or other structure for the purposes of illumination of the site or security;
- (iv) any lighting associated with the fuel pumps and/or the surrounding area that relate to fuelling activities;
- (v) any lighting to be installed in relation to, or as part of any signage components;
- (vi) the level of luminance and the projected extent of light emanating from each element of the lighting scheme (light mapping);
- (vii) measures to minimise impacts on biodiversity, including habitat.

Reason: The application does not currently include information relating to proposed site lighting, which will be necessary as part of the development in relation to the proposed operational hours and activities identified in the approved documents. The detailed information required by this condition will enable the local planning authority to further assess the acceptability of the lighting required, to ensure it is compatible with the locality in terms of (a) its overall appearance and potential visual impacts (b) its relationship with existing properties nearby and (c) its relationship with biodiversity and habitat adjacent to the site, and that it is in accord with the objectives of Policies GI 3, SP 6, EC 11 and CM 5 of the Carlisle District Local Plan 2015-2030.

8. The development shall be operated at all times in strict accordance with a mitigation strategy relating to minimisation of the effects of vehicle lights during hours of darkness, that has first been submitted to and approved in writing by

the local planning authority. The strategy should include mitigation relating both to vehicle lights on commercial vehicles stationed within the site and to vehicles entering and departing the site.

Reason: To minimise the potential impacts on the residential amenity of occupiers in the locality, to ensure that the development accords with Policies SP 6, CM 5 and EC 11 of the Carlisle District Local Plan 2015-2030.

9. Prior to its installation as part of the development hereby approved, drawn details, an ongoing maintenance scheme and a specification of the acoustic fence shown in the approved drawings and required to mitigate noise emanating from the site shall be submitted to, and approved in writing by the local planning authority. The fence shall be installed in strict accordance with the details approved in response to the condition prior to the lorry park becoming operational, and shall be retained and maintained thereafter in accordance with the approved scheme.

Reason: Inadequate detail has been provided in relation to this item, which is essential in terms of its noise reducing properties in respect of potential noise emanating from the site, and to ensure that the development is in accord with Policies SP 6, CM 5 and EC 11 of the Carlisle District Local Plan 2015-2030.

10. The development shall operate in strict accordance with a schedule of opening/operating hours relating to both the lorry park area and the maintenance/sales/preparation area, that has first been submitted to, and approved in writing by the local planning authority.

Reason: To prevent disturbance to nearby occupants in accordance with Policies CM 5 and SP 6 of the Carlisle District Local Plan 2015-2030.

11. Prior to the commencement of development, an air quality assessment shall be submitted to and approved in writing by the local planning authority, identifying consequential impacts of the development in respect of local air quality, and identifying mitigation measures to minimise air pollution. The development shall thereafter be operated at all times in strict accordance with the mitigation measures agreed in response to this condition.

Reason: To ensure that the development operates in such a way that impacts on the air quality afforded to nearby properties is minimised, to enable the application to accord with Policies CM 5 and SP 6 of the Carlisle District Local Plan 2015-2030.

12. The new vehicle workshop associated with the maintenance of commercial vehicles shall be utilised only for the purposes of the repair and maintenance of commercial vehicles, and shall not be utilised for any other purpose in Class B2 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.

Reason: To ensure that the development remains compatible with surrounding uses, and to accord with Policy CM 5 and EC 11 of the Carlisle District Local Plan 2015-2030.

13. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained in strict accordance with a specification (including timing/phasing) that has first been approved by the local planning authority.

Reason: In the interests of highway safety and to accord with the National Planning Policy Framework (2019) especially Paragraph 108.

14. The carriageway of the access onto the U1059 shall be designed, constructed, drained and lit to a standard suitable for adoption by the County Council and in this respect further details, including longitudinal/cross sections, shall be submitted to and approved in writing by the local planning authority before any work commences on site. All works approved in response to this condition shall be undertaken in strict accordance with the approved documentation before the development becomes operational.

Reason: To ensure that the matters specified are designed to the satisfaction of the Local Planning Authority and to accord with Policies SP 6 and IP 1 of the Carlisle District Local Plan 2015-2030.

15. Development shall not commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- (i) pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Highway Authority at the applicants expense;
- (ii) details of proposed crossings of the highway verge;
- (iii) retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- (iv) cleaning of site entrances and the adjacent public highway;
- (v) details of proposed wheel washing facilities;
- (vi) the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- (vii) construction vehicle routing;
- (viii) the management of junctions to and crossings of the public highway and other public rights of way/footway;
- (ix) surface water management details during the construction phase.

Development of the site, in the context of this permission, shall be undertaken in

accordance with the CTMP at all times.

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network, in the interests of highway and pedestrian safety and to accord with Paragraph 108 of the National Planning Policy Framework 2019.

16. No development shall commence until the visibility splays shown in drawing ref. SCP/190638/F03 forming part of the submitted Transport Assessment Addendum (SCP, 4 December 2020) have been provided. Notwithstanding any provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays at any point in the future.

Reason: In the interests of highway safety, to ensure compliance with Policy SP 6 and IP 2 of the Carlisle District Local Plan 2015-2030.

17. A scheme of signage shall be implemented on land within the control of the developer and on the highway network in accordance with details that have first been submitted to, and approved in writing by the local planning authority. The scheme shall including the following (this list is not exhaustive):

- (i) directional signage proposed on any public highways intended to direct vehicles to the site;
- (ii) any signage required for security purposes;
- (iii) signage advising of local weight limits in effect further to partial reconstruction of the U1059 public highway;
- (iv) details of any illumination proposed in relation to said signage;
- (v) details of timing of implementation, maintenance and repair of said signage.

Reason: To ensure that signage for the development is included at the development stage, in order that it does not accrue on an ad hoc basis, and in order that it would align with highway safety objectives to accord with Policies SP 6 and IP 2 of the Carlisle District Local Plan 2015-2030.

18. A Biodiversity and Habitat Protection and Enhancement Strategy, informed by a detailed, supplementary, updated Ecology Report relating to the site, shall be submitted to and approved in writing by the local planning authority, which shall include details of all measures proposed to protect, improve and augment the site, to support and promote a net gain in biodiversity.

Reason: In the context of the proposed development, taking into consideration the relatively recent clearance of a substantial amount of vegetation within the site in preparation for

development, the site offers opportunities to secure a net gain for biodiversity, in line with Paragraph 175 of the National Planning Policy Framework 2019 and Policy GI 3 of the Carlisle District Local Plan 2015-2030.

19. Surface water shall be treated, channelled and attenuated in accordance with the Drainage Strategy (Reford Engineers Ltd, December 2020, Revision A) forming part of this planning permission, and identified in Condition 2 as an approved document.

Reason: To protect the water environment, and to accord with Policy CC 5 of the Carlisle District Local Plan 2015-2030.

20. The development shall not be brought into operational use until details of the proposed sewage treatment plant including its precise location have been submitted to and approved in writing by the local planning authority, and the plant has been installed and made operational.

Reason: The application does not contain adequate detail relating to the sewage treatment plant, therefore this information is required to ensure that the development will accord with Policy IP 6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 03

Appn Ref No:
21/0174

Applicant:
John Fairclough

Parish:
St Cuthbert Without

Date of Receipt:
25/02/2021

Agent:
Ashwood Design
Associates Limited

Ward:
Dalston & Burgh

Location:
Land adjacent The Green, Wreay, Carlisle, CA4
0RL

Grid Reference:
343578 548879

Proposal: Variation Of Condition 2 (Approved Documents) Of Previously Approved Permission 19/0066 (Erection Of 2no. Detached Dwellings (Revised Application)) To Amend Plans To Include 1no. Dwelling Only With A Revised Design

Grant Permission

1. The development hereby approved shall be begun not later than 30th August 2022.

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 22nd February 2021;
2. the Site Plan received 7th July 2021 (Drawing no. 21.05.02A);
3. the Floor Plans received 7th July 2021 (Drawing no. 21.05.03A);
4. the Elevations received 7th July 2021 (Drawing no. 21.05.04A);
5. the View From North + Section A-A received 7th July 2021 (Drawing no. 21.05.05A);
6. the proposed Garage received 25th May 2021 (Drawing no. 21.05.06);
7. the Notice of Decision;
8. 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 any development hereby approved, a surface water drainage scheme, including a sustainable drainage management and maintenance plan based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the local planning authority.

The surface water system shall demonstrate that no flooding will occur on any part of the site for a 1 in 30 year event unless designed to do so, flooding will not occur to any building in a 1 in 100 year event plus 40% to account for climate change, and where reasonably possible flows resulting from rainfall in excess of a 1 in 100 year 6 hour rainfall event are managed in conveyance routes (plans of flow routes etc). The scheme must also confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the surface water public sewer, the pass forward flow rate to the surface water public sewer must be restricted to 5l/s for any storm event.

The scheme shall be implemented and maintained operational following its approval.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off onto adjoining land including the highway and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District

Local Plan 2015-2030, in the interests of highway safety and environmental management and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

4. Prior to the commencement of development hereby approved, details of all measures to be taken by the applicant/ developer to prevent surface water discharging onto or off the highway shall be submitted to and approved in writing by the local planning authority. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off onto adjoining land including the highway and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030, in the interests of highway safety and environmental management and to support Local Transport Plan Policies LD7 and LD8 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

5. Notwithstanding the Supporting Document Revision B received 3rd July 2019, no development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to has been submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details.

Reason: To prevent pollution of the water environment in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

6. Before any development takes place, a plan shall be submitted to and approved in writing by the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users in accordance with Policies HO3 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policy LD8.

7. Prior to the commencement of the dwelling hereby approved, details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwelling and garage shall be submitted to

and approved in writing by the local planning authority before any site works commence. The development shall then be undertaken in accordance with the approved

Reason: In order that the approved development is appropriate to the character and appearance of the area and does not adversely affect the occupier of a neighbouring property in accordance with Policies HO3 and SP6 of the Carlisle District Local Plan 2015-2030.

8. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority.

Specific issues to be dealt with in the TPP and AMS:

- a) location and installation of services/ utilities/ drainage shall be identified;
- b) methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees;
- c) a specification for protective fencing to safeguard trees during both demolition and construction;
- d) a specification for scaffolding and ground protection within tree protection zones;
- e) tree protection during construction indicated on a TPP and construction activities clearly identified as prohibited in this area;
- f) methodology and detailed assessment of root pruning;
- g) arboricultural supervision and inspection by a suitably qualified tree specialist, including reporting;
- h) methods to improve the rooting environment for retained and proposed trees and landscaping;
- i) veteran and ancient tree protection and management.

In the event of trenches or excavations exposing tree roots of 50mm/ 2 inches diameter or more, these should be carefully retained and protected by suitable measures including (where otherwise unavoidable) bridging trenches. No severance of tree roots 50mm/ 2 inches or more in diameter shall be undertaken without prior notification to, and the subsequent approval in writing of the local planning authority and where such approval is given, the roots shall be cut back to a smooth surface.

The tree and hedge protection fencing must be carried out as described and approved and shall be maintained until the development is completed. The development shall be undertaken in accordance with the approved Arboricultural Method Statement.

Reason: In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030, and pursuant to section 197 of the Town and Country Planning Act 1990

9. Prior to the construction of any external wall associated with the dwelling or garage hereby approved, the details of the mix of lime mortar shall be submitted to and approved in writing by the local planning authority. A sample panel shall also be constructed and available for inspection showing details of the pattern of stone work and pointing detail of the lime mortar. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure the development is appropriate to the listed building in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

10. A landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority prior to the occupation of the dwelling. The scheme shall include details of the following where relevant (this list is not exhaustive):
1. new areas of trees and shrubs to be planted including planting densities;
 2. new groups and individual specimen trees and shrubs to be planted;
 3. specification/age/heights of trees and shrubs to be planted;
 4. existing trees and shrubs to be retained or removed;
 5. any tree surgery/management works proposed in relation to retained trees and shrubs;
 6. any remodelling of ground to facilitate the planting;
 7. timing of the landscaping in terms of the phasing of the development;
 8. protection, maintenance and aftercare measures.

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

11. Notwithstanding any description of materials in the application, prior to their use as part of the development hereby approved, full details of materials to be used externally on the building(s) shall be submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. The development shall then be undertaken in strict accordance with the approved details.

Reason: Satisfactory details of the external materials have not yet been provided, therefore further information is necessary to ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

12. Details shall be submitted of the proposed hard surface finishes to all public and private external areas within the proposed application site (including phasing/delivery) and approved in writing by the local planning authority before their use as part of the development hereby approved. The approved development shall be carried out in strict accordance with the details approved

in response to this condition.

Reason: To ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

13. Prior to the occupation of the dwelling hereby approved, details of the screening to the first floor balconies shall be submitted to and approved in writing by the local planning authority. The approved details shall be retained as approved thereafter.

Reason: To safeguard the living conditions of the occupiers of neighbouring properties in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

14. Notwithstanding any details shown on the approved drawings, all boundary fences, walls, screens or other means of enclosure shall only be installed or erected in strict accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority, which shall include:
1. precise details of the item(s) including materials, location and height;
 2. timescale for implementation;
 3. any maintenance proposals identified as necessary within the first [\$] years following provision.

Reason: To ensure that the appearance of the development will be in keeping with the locality and to protect visual amenity, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

15. The development shall not commence until visibility splays providing clear visibility of 2.4 metres by 60 metres measured down the centre of the road have been provided at the junction of the access 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 grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences to that construction traffic is safeguarded.

Reason: In the interests of highway safety in accordance with Policies HO2 and IP2 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD7 and LD8.

16. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwelling.

Reason: To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

17. No work associated with the construction of the development 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 CM5 of the Carlisle District Local Plan 2015-2030.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) the following forms of development within the provisions of Part 1 to Schedule 2 of the Order shall not be undertaken without the express permission in writing of the council:

1. extension or enlargement; and
2. additions or alterations to roofs; and
3. detached outbuildings; and
4. porches; and
5. chimneys and flues.

Reason: The further extension or alteration of this (these) dwelling(s) or erection of detached buildings requires detailed consideration to safeguard the amenities of the surrounding area, to accord with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

19. 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. Site investigations should follow the guidance in BS10175.

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 the Carlisle District Local Plan 2015-2030.

20. Prior to the occupation of the dwelling hereby approved, a 32Amp single phase

electrical supply shall be installed to allow future occupiers to incorporate an individual electric car charging point for the property. The approved works for any dwelling shall be implemented on site before that unit is first brought into use and retained thereafter for the lifetime of the development.

Reason: To ensure the provision of electric vehicle charging points for each dwelling, in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

21. Prior to the occupation of each dwelling hereby permitted suitable receptacles shall be provided for the collection of waste and recycling in line with the schemes available in the Carlisle district.

Reason: In accordance with Policy IP5 of the Carlisle District Local Plan 2015-2030.

22. The development hereby approved shall be undertaken in accordance with a scheme for the use of swift nest bricks which has been submitted to and approved in writing by the local planning authority prior to the commencement of construction of the dwelling hereby approved. The development shall be undertaken in accordance with the approved details and retained thereafter.

Reason: To ensure adequate provision for the nesting and accommodation of swifts in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 04

Appn Ref No: 21/0569	Applicant: Sawyers Construction	Parish: St Cuthbert Without
Date of Receipt: 07/06/2021 17:00:44	Agent: Edenholme Architectural Surveyors	Ward: Dalston & Burgh
Location: Land to the rear of 42-50 Durdar Road, Carlisle	Grid Reference: 340207 553094	

Proposal: Erection Of 1no. Dwelling

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 24th August 2021;
2. the site location plan received 7th June 2021;
3. the proposed elevations received 24th August 2021 (Drawing No. 24.08.21/Saw/03 Revision B);
4. the proposed plans received 24th August 2021 (Drawing No. 24.08.21/Saw/04 Revision B);
5. the block plan and cross section received 24th August 2021 (Drawing No. 24.08.21/Saw/05);.
6. the Notice of Decision;
7. 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 any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the local planning authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the local planning authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

4. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to has been submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details

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

5. Details showing the provision within the site for the parking, turning and loading and unloading of vehicles and for vehicles to enter and leave the site in a forward direction shall be submitted to the local planning authority for approval. The development shall not be brought into use until any such details have been

approved and the parking, loading, unloading and manoeuvring facilities constructed. The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose

Reason: To ensure that all vehicles can be properly and safely accommodated clear of the highway in accordance with Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

6. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

7. 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 in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

8. A landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the following:

- new areas of trees and shrubs to be planted including planting densities
- specification/age/heights of trees and shrubs to be planted
- existing trees and shrubs to be retained or removed
- any tree surgery/management works proposed in relation to retained trees and shrubs
- any remodelling of ground to facilitate the planting
- timing of the landscaping in terms of the phasing of the development
- protection, maintenance and aftercare measures

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

9. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2012 shall

be erected around the trees and hedges to be retained at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires shall be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

10. Notwithstanding any description of materials in the application, prior to their use as part of the development hereby approved, full details of materials to be used externally on the dwelling shall be submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. The development shall then be undertaken in strict accordance with the approved details.

Reason: Satisfactory details of the external materials have not yet been provided, therefore further information is necessary to ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

11. Notwithstanding any description of materials in the application, prior to their use as part of the development hereby approved, full details of the proposed hard surface finishes to all public and private external areas within the proposed application site shall be approved in writing by the local planning authority before their use as part of the development hereby approved. The approved development shall be carried out in strict accordance with the details approved in response to this condition.

Reason: To ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

12. Notwithstanding any details shown on the approved drawings, all boundary fences, walls, screens or other means of enclosure shall only be installed or erected in strict accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority, which shall include:

- precise details of the item(s) including materials, location and height
- time scale for implementation
- any maintenance proposals identified as necessary within the first 5 years following provision

Reason: To ensure that the appearance of the development will be in keeping with the locality and to protect visual amenity, in accordance with Policies SP6 and HO3 of the Carlisle District

Local Plan 2015-2030.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) no windows shall at any time be formed at first floor level in the eastern and western elevations of the dwelling hereby permitted without the grant of a separate planning permission from the local planning authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy, to accord with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

14. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwelling.

Reason: To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

15. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

16. 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.

Relevant Development Plan Policies

Item no: 05

Appn Ref No:
21/0622

Applicant:
Mr Graham Weir

Parish:
St Cuthbert Without

Date of Receipt:
21/06/2021

Agent:
Architects Plus (UK) Ltd

Ward:
Dalston & Burgh

Location:
Broadfield, Carleton, Carlisle, CA1 3DZ

Grid Reference:
342910 552700

Proposal: Erection Of 1no. Dwelling & Associated External Work

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 June 2021;
 2. Site Location Plan (Dwg 18008-001 Rev A), received 20th June 2021;
 3. Existing & Proposed Block Plan (Dwg 18008-AP-004 Rev A), received 20th June 2021;
 4. Site Plan - Ground Floor Level (Dwg 18008-AP-005 Rev C), received 9th September 2021;
 5. Site Plan - First Floor Level (Dwg 18008-AP-006 Rev A), received 20th June 2021;
 6. Proposed Floor Plans (Dwg 18008-AP-010 Rev A), received 20th June 2021;
 7. Proposed Elevations (Dwg 18008-AP-009 Rev A), received 20th June 2021;
 8. Proposed Site Sections (Dwg 18008-AP-008 Rev A), received 20th June 2021;

9. Design & Access Statement (except Para 4.3), received 20th June 2021;
10. Heritage Assessment Statement, received 20th June 2021;
11. the Notice of Decision;
12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

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

Reason: To ensure that the proposed materials are acceptable and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

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

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. Other than those trees identified for removal on the approved plan, no tree or hedgerow existing on the site shall be felled, lopped, uprooted or layered without the prior consent in writing of the Local Planning Authority and the protection of all such trees and hedgerows during construction shall be ensured by a detailed scheme to be agreed with the Local Planning Authority.

Reason: The Local Planning Authority wishes to see existing hedgerows/trees incorporated into the new development where possible and to ensure compliance with Policy SP6 of the Carlisle

District Local Plan 2015-2030.

7. 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. The access also needs to be a minimum of 3.7m wide.

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

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

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

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

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

Relevant Development Plan Policies

Item no: 06

Appn Ref No:
21/0183

Applicant:
Carlisle Villa ABC

Parish:

Date of Receipt:
01/03/2021 17:00:43

Agent:
Northern Construction

Ward:
Currock & Upperby

Location:
Carlisle Villa Amateur Boxing Club, 71 Currock Road, Carlisle, CA2 4BH

Grid Reference:
340351 554452

Proposal: Extension To Existing Gym Facilities
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 2nd March 2021;
 2. the Block & Location Plan received 2nd March 2021 (Drawing no. 1344-01);
 3. the As Proposed Floor Plan received 2nd March 2021 (Drawing no. 1344-04);
 4. the As Proposed Elevations received 2nd March 2021 (Drawing no. 1344-05);
 5. the Noise Assessment Report received 9th August 2021;
 6. the Notice of Decision;
 7. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. The development shall be undertaken in strict accordance with the Noise Assessment Report received on 9th August 2021 and all windows and doors shall remain closed during training/ exercise classes.

Reason: To prevent unacceptable noise and disturbance to the occupiers of adjacent residential properties in accordance with Policies SP6 and CM5 of the Carlisle District Local Plan 2015-2030.

4. The building hereby approved shall be retained with the approved materials, acoustically laminated windows and the proposed Daikin RZA200D condensers units thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To prevent unacceptable noise and disturbance to the occupiers of adjacent residential properties in accordance with Policies SP6 and CM5 of the Carlisle District Local Plan 2015-2030.

5. No work associated with the construction of the development 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 CM5 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 07

Appn Ref No:
21/0657

Applicant:
Mr George Kinnaird

Parish:
Carlisle

Date of Receipt:
29/06/2021

Agent:

Ward:
Belah & Kingmoor

Location:
11 Newfield Park, Carlisle, CA3 0AH

Grid Reference:
339885 558748

Proposal: Removal Of Hedge And Erection Of 1.8M High Boundary Fence To
Incorporate Additional Land Into Domestic Curtilage

The application Report was withdrawn from discussion at the meeting in order to consider issues raised in a written representation to committee by a Ward Councillor. The application will be the subject of an additional Report at a future meeting of the Committee.

Relevant Development Plan Policies

Item no: 08

Appn Ref No:
21/0681

Applicant:
Mr Day

Parish:
Hayton

Date of Receipt:
06/07/2021 16:00:49

Agent:
Harraby Green Associates

Ward:
Brampton & Fellside

Location:
Fell Hall, Townhead, Hayton, Brampton, CA8 9JH

Grid Reference:
351735 557618

Proposal: Removal Of Conditions 3 & 4 Of Previously Approved Permission
13/0431 (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) Enabling The Holiday Unit To Be
Occupied As A Dwelling

Grant Permission

1. The approved documents for this Planning Permission comprise:

1. the submitted planning application form rec'd 30 May 2013 and 7th July 2021;
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. Supporting Statement, received 6th July 2021;
19. the Notice of Decision; and
20. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

2. The paddock/field as identified on drawing number 1213.18.11 Rev 0 (submitted with application 13/0431) 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order), no extensions shall be carried out to the replacement dwelling and holiday unit/ dwelling 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 SP6 of the Carlisle District Local Plan 2015-2030.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order), there shall be no temporary buildings and uses carried out on, in, under or over the paddock/field as identified on drawing number 1213.18.11 Rev 0 (submitted with application 13/0431), within the meaning of Schedule 2 Part 4 of Classes A and B of these Orders, without the written approval 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 neighbouring residents and safeguard the character of the area in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. 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 drainage details approved under application 12/0736.

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

Relevant Development Plan Policies