

SCHEDULE A: Applications with Recommendation

18/0070

Item No: 06

Date of Committee: 08/06/2018

Appn Ref No:
18/0070

Applicant:
Mr Ian Little

Parish:
Wetheral

Agent:

Ward:
Great Corby & Geltsdale

Location: Land adjacent Westwood, Heads Nook, Brampton, Cumbria, CA8 9AE

Proposal: Erection Of 1no. Dwelling (Outline)

Date of Receipt:
20/03/2018

Statutory Expiry Date
15/05/2018

26 Week Determination
11/06/2018

REPORT

Case Officer: Barbara Percival

1. Recommendation

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

2. Main Issues

- 2.1 Principle of development
- 2.2 Impact of the proposal on the character of the area
- 2.3 Whether the scale and design of the dwelling is acceptable
- 2.4 Impact on the living conditions of neighbouring properties
- 2.5 Proposed method for the disposal of foul and surface waters
- 2.6 Impact of the proposal on highway safety
- 2.7 Impact of the proposal on the existing trees and hedges
- 2.8 Impact of the proposal on biodiversity
- 2.9 Other matters

3. Application Details

The Site

- 3.1 The application site, equating to approximately to 810 square metres forms part of the domestic curtilage of Westwood, a detached dormer bungalow located within Heads Nook. The current boundaries of Westwood consist of

a combination of hedges, trees and wooden fences. Westwood is currently served by two vehicular accesses to the east and west; however, the main vehicular access appears to be to the east.

The Proposal

- 3.2 The application seeks Outline Planning Permission with All Matters Reserved namely: access, appearance, landscaping, layout and scale. This application, therefore, is to establish the principle of development only.
- 3.3 The submitted drawings, although indicative only, illustrate the siting of a detached 4 bedroom dwelling. The indicative vehicular access to serve the proposed dwelling would be adjacent to the western vehicular access of Westwood via an unadopted access track from the C1035 county highway which runs through the village.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of five neighbouring properties and the posting of a Site Notice. In response, five representations of objection have been received.
- 4.2 The representations identify the following issues:
1. questions the method of publicity;
 2. address details make reference to 'Allenwood' which is incorrect;
 3. accuracy of submitted drawings;
 4. the application site is constrained and would have a detrimental impact on neighbouring properties;
 5. questions capability of access track to accommodate additional vehicles;
 6. impact on highway safety;
 7. proposal would result in loss of trees;
 8. potential to exacerbate existing surface water problems;
 9. questions parking/turning provision to serve proposed dwelling;
 10. impact of proposal on nearby public footpaths;
 11. proposal would further destroy rural nature of Heads Nook due to other new dwellings already under construction;
 12. detrimental impact on biodiversity;
 13. contrary to Planning Inspectorate's decision;
 14. questions the need for any additional housing within Heads Nook;
 15. scale of proposed dwelling not in keeping with surrounding properties.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection to the development of this site. The proposed access is on to a 'private lane', therefore, the proposal will not have a material effect on existing highway conditions and a standard visibility splay will not be required. The development however, must not have an adverse effect for other users of the 'private lane'. As per the Cumbria Development Design Guide, 4 bedroom

properties are required to have a minimum of 2.5 spaces per unit. In respect of surface water, the LLFA surface water map show that there is no flooding and/or surface water issue in the locale. As such, the risk of surface water flooding will not be increased, therefore, have no objections from the LLFA perspective. Recommend the imposition of conditions and informatives;
Wetheral Parish Council: - objection. Concerns around site access, especially at the time of construction, due to the narrowness of the lane. The garden at Westwood is already not draining well and there is no information as to where the new plot will drain. The PC are objecting until such time as further details regarding the access and drainage are made available. Recommend a site visit by the Development Control Committee;
Local Environment, Waste Services: - no objections;
United Utilities: - no objections subject to imposition of a condition and informatives.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP2, SP6, HO2, HO3, IP3, IP4, IP6, CC5, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030 are relevant. The City Council's Supplementary Planning Documents 'Achieving Well Designed Housing' and 'Trees and Development' are also material planning considerations. The Cumbria Landscape Character Guidance and Toolkit (March 2001) is a further material consideration.
- 6.3 The proposal raises the following planning issues:

1. Principle of Development

- 6.4 Paragraph 14 of the NPPF outlines that *"at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking"*. The NPPF seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are small groups of smaller settlements, development in one village may support services in a village nearby.
- 6.5 The aims of the NPPF is reiterated in Policy HO2 of the Local Plan which allows new housing development other than those allocated will be acceptable within or on the edge of Carlisle, Brampton, Longtown, and villages within the rural area provided that the development would not prejudice the delivery of the spatial strategy of the Local Plan and subject to

satisfying five criteria.

- 6.6 When assessing the application against the foregoing policies, the application site forms part of the domestic curtilage of Westwood, a dormer bungalow set within extensive grounds in Heads Nook. There are residential properties immediately to the north, south and east of the application site with an area of woodland known locally as 'The Glen' located to the west of the application site. Heads Nook itself has a village hall and village green with play equipment; however, is in close proximity to Warwick Bridge, Corby Hill and Little Corby which provides a high level of service including a school, public house, garage, church and shops.
- 6.7 In such a context, the application site forms part of the large domestic curtilage of Westwood which is physically connected, and integrates with, the settlement of Heads Nook, and would not lead to an unacceptable intrusion into open countryside. Accordingly, the application site is considered to be in a sustainable location for housing development, therefore, the principle of development is acceptable.

2. Impact Of The Proposal On The Character Of The Area

- 6.8 The Cumbria Landscape Character Guidance and Toolkit (March 2001) identifies that the site falls within the Cumbria Landscape Character Sub-Type 5c 'Rolling Lowland'. The toolkit advises that key characteristics of this landscape are: open undulating and rolling topography; lowland agricultural landscape dominated by pasture; hedges and hedgerows trees are common on lower ground and sparse on higher ground; and some scrub woodland.
- 6.9 The application site forms part of the domestic curtilage of Westwood which has residential properties immediately to the north, south and east. The residential development of the application site may have the potential to have some visual impact on the landscape character of the area. In mitigation however; it would be viewed in the overall context of the surrounding residential properties with existing and proposed landscaping minimising any perceived visual impact.

3. Whether The Scale And Design Of The Dwelling Is Acceptable

- 6.10 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the Local Plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale, massing and established street patterns and by making use of appropriate materials and detailing.
- 6.11 The application seeks outline planning permission with all matters reserved. Accordingly, access, appearance, landscaping, layout and scale are reserved

for subsequent approval and do not form part of this application and would have to be considered by a subsequent application, should Members approve this application. The submitted details however; indicate the siting of a four bedroom detached house which would gain access via a lane taken the C1035 county highway which runs through Heads Nook.

- 6.12 Third parties have raised objections as to the scale and design of the proposed dwelling. As previously highlighted, the application seeks outline planning permission with all matters reserved, therefore, the scale and design of the dwelling would be considered on its merits during any subsequent application. Notwithstanding the foregoing, conditions are recommended which would: restrict the number of dwellings to one; the proposed dwelling to be of 1.5 storey construction; and the submission of existing and proposed ground levels and the height of the proposed finished floor levels and ridge height of the proposed dwelling. Further conditions, amongst others, are also recommended which would require the submission of details in respect of materials and a landscaping scheme. Accordingly, the proposed conditions would ensure that the proposed dwelling would be of an appropriate scale and design. Furthermore, any subsequent application would have to demonstrate that the development would achieve adequate amenity space and off-street parking to serve the dwelling.

4. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.13 Policies within the Local Plan seek to ensure that development proposals should be appropriate in terms of quality to that of the surrounding area. One of the criterion of Policy SP6 being that the living conditions of the occupiers of adjacent residential properties are not adversely affected by proposed developments. This is echoed and reinforced in the City Council's Supplementary Planning Document (SPD) 'Achieving Well Designed Housing'. The SPD outlines that in order to protect against privacy loss a minimum of 21 metres between primary facing windows and 12 metres between any walls and primary windows should normally be achieved.
- 6.14 Neighbours have raised objections to the proposal in respect of loss of privacy due to what they cite are existing constraints within the application site. As outlined earlier in the report, the layout and scale of the proposed dwelling, amongst other matters, is reserved for subsequent approval. Accordingly, any subsequent application would have to satisfy the objectives of the relevant policies within the local plan and SPDs. Nevertheless, to further protect the living conditions of the occupiers of neighbouring properties from unacceptable noise disturbance during construction works a condition is recommended that would restrict construction hours.

5. Proposed Method For The Disposal Of Foul And Surface Water Drainage

- 6.15 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that sufficient capacity exists prior to commencement of any development; however, due to the fact that only

outline planning permission is sought by this application, there is no requirement to provide comprehensive details of the method for the disposal of either surface water or foul drainage provision at this stage. Nevertheless, the application form submitted as part of the application outlines that surface water drainage would be to the mains sewer. No details in respect of foul drainage has been provided as the application form does not request such details.

- 6.16 Wetheral Parish Council and third parties have raised objections to the proposal and the potential to exacerbate existing surface water problems. Cumbria County Council, as Lead Local Flood Authority (LLFA), has been consulted and confirm that its surface water map illustrates that there is no flooding and/or surface water issues in the locale. The LLFA does; however, request the imposition of a condition requiring the submission of a drainage scheme based on the hierarchy of drainage options in the PPG. United Utilities has also been consulted and raise no objections subject to the imposition of a condition ensuring foul and surface water are drained on separate systems together with the condition previously recommended by the LLFA in respect of surface water drainage.
- 6.17 Given the lack of details in respect of drainage and to ensure that there is adequate provision for foul and surface water facilities, pre-commencement conditions are recommended which would ensure the submission of further details. These details would then be assessed by the relevant Statutory Consultees. If such details prove to be unacceptable, it may be that the residential development would stall as a result.

6. Impact Of The Proposal On Highway Safety

- 6.18 The submitted drawing indicates that the proposed dwellings would be accessed via an existing access lane from the C1035 county highway which runs through the village. Wetheral Parish Council and third parties have raised objections to the application citing the adequacy of the access track to serve the proposed dwelling both during construction and after occupation. Further objections raised centre on the impact of additional traffic on pedestrians who also utilise the access track to gain access to public footpaths within 'The Glen' woodland.
- 6.19 Cumbria County Council, as Highway Authority, has been consulted and subject to the imposition of a condition and informative, raise no objections to the proposal as the access is on to a 'private lane'. The recommended condition by the Highway Authority, requires the submission of pre-commencement details in respect of access and parking facilities to serve the proposed dwelling. The informative draws the applicant/developer attention to the presence of public footpath 138024 (west of the application site) and to ensure no interference or obstruction occurs during or after completion of the site works.
- 6.20 In light of the concerns raised by Wetheral Parish Council and third parties should Members approval of the application, a further condition is recommended which would require the submission of a construction

management plan which would require the submission of details in respect of: construction traffic parking, storage and method for the delivery of materials.

- 6.21 The views of the Parish Council and third parties are respected; however, in light of the views of the Highway Authority and the imposition of the aforementioned recommended conditions it would be difficult to substantiate a refusal of the application on highway safety grounds.

7. Impact Of The Proposal On The Existing Trees and Hedgerows

- 6.22 Policy GI6 of the local plan seeks to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges where they contribute to a locality, and/or are of specific natural or historic value. In respect of new development, proposals which would result in the unacceptable or unjustified loss of existing trees or hedges or which do not allow for the successful integration of existing trees or hedges will be resisted.
- 6.23 Furthermore, the City Council's Supplementary Planning Document (SPD) 'Trees and Development' outlines that native large growing species are intrinsic elements in the landscape character of both rural and urban areas alike and acquire increasing environmental value as they mature. Large trees need space in which to grow to maturity without the need for repeated human intervention. Not only should the design of the development seek to retain existing trees and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for new planting, it is important that these issues are considered at the very start of the planning process.
- 6.24 The application site has several mature trees and hedges both within and along its boundary. As the application seeks only to establish the principle of development, it is impossible to determine if any of the trees or hedges would be affected by the development. Nevertheless, the Arboricultural Impact Assessment which accompanied the application identifies that the trees that are of main interest within the site are a mature Birch and a mature Oak located in the in the south western and north eastern boundary respectively. Should Members approve the application, conditions are recommended which would require the submission of a landscaping scheme and the installation of tree/hedge protection barriers around any retained trees or hedges.

8. Impact Of The Proposal On Biodiversity

- 6.25 The Council's GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England, the development it is unlikely that the proposed development would not harm protected species or their habitat. To further protect biodiversity and breeding birds, informative's are recommended within the decision notice drawing the applicants attention to the requirement under conservation legislation such as the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2010 etc.

9. Other Matters

- 6.26 Objections have been raised to the accuracy of the submitted site location plan as two properties to the east and south, Two Hoots and Glenside respectively, have been omitted from the submitted site location plan. The submitted site location plan does; however, indicate the location of Two Hoots, the closest of the dwellings to the application site. Glenside, constructed in 2012, is located to the south of Westwood and Members will be updated as to the exact location of the dwelling during the Officers committee presentation. Furthermore, the occupiers of Glenside has been formally notified by letter of the proposed development and at the time of preparing the report have not responded.
- 6.27 A further issue raised by a third party is the accuracy of the annotated 19 metres on the submitted indicative block plan. As highlighted earlier in the report this is an indicative block plan but the extent of the application site, as indicated on the block plan, correlates to the site location plan.
- 6.28 Third parties also question the requirement for additional dwellings within Heads Nook. This is not a material planning issue as Members are aware, every application must be dealt with on its own merits and assessed against policies within the Development Plan based on the Strategic Housing Market Assessment Update (September 2014)..
- 6.29 Officers attention has also been drawn to an appeal decision which was dismissed within the former domestic curtilage of Woodend, a dwelling located to the south of the application site. By way of background, in 1990 (application reference 90/0255) an appeal was dismissed for the erection of a dwelling during which time the Inspector considered *"the proposal would have an unacceptable effect on the character and appearance of the area by eroding its rural attractiveness and by introducing a more intrusive urban element"*. As outlined earlier in the report, each application is assessed on its own merits against current planning policies. Two subsequent applications (application references 08/0232 and 09/0547) have now be approved for the erection of a dwelling , one of which was for a revised house type, within the same appeal site. Building Control records indicate that this property has been occupied since 2012 and is known as Glenside.
- 6.30 A member of the public has questioned the address of the application site as he states that the address makes reference to 'Allenwood' in its description. The relevant documents and site notices have been checked, none of which appear to make reference to Allenwood.
- 6.31 Third parties have questioned the chosen method of publicity of the application as the application did not appear in the Cumberland News under 'What They Plan'. Part 3(15) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) details how local planning authorities should publicise planning applications received by them. In respect of this particular type of application, the methods are: (a) by site display in at least one place on or near the land to

which the application relates for not less than 21 days; or (b) by serving the notice on any adjoining owner or occupier. Information must also be published on a website maintained by the local planning authority. A further non-statutory method of publicity also used the City Council is inclusion of applications in 'What they Plan' in the Cumberland News.

- 6.32 It is acknowledged that the application did not appear in the Cumberland News and despite interrogation of the local planning authority's records cannot clarify why this application did not appear within 'What They Plan'; however, as earlier highlighted this is a non-statutory method of publicity. The chosen methods for the publication of the application was the posting of a site notice on a lamp post on the eastern side of the C1035 highway, opposite the entrance to the access lane to the site to the site. The occupiers of five neighbouring properties were also directly notified by letter and the application has also been published on the City Council's web site complying with the DMPO.

Conclusion

- 6.34 The application seeks outline planning permission with all matters reserved, therefore, the application seeks only to establish to principle of development of the site.
- 6.35 Access, appearance, landscaping, layout and scale are reserved for subsequent approval and do not form part of this application; however, are subject to appropriate planning conditions and would be given careful consideration at the time of any subsequent application to ensure that the scheme would comply with the NPPF, PPG, relevant local plan policies and SPDs.
- 6.36 In overall terms, the principle of development accords with the objectives of the NPPF, PPG, the Carlisle District Local Plan 2015-2030 and SPDs. Accordingly, the proposal is, therefore, recommended for approval

7. Planning History

- 7.1 In 1989, full planning permission was granted for the erection of a replacement double garage (application reference 89/0762).

8. Recommendation: Grant Permission

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of 3 years beginning with the date of this permission, and the development shall be begun not later than whichever is the later of the following dates:
 - i) the expiration of 3 years from the date of the grant of this permission, or
 - ii) the expiration of 2 years from the final approval of the reserved

matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended by The Planning and Compulsory Purchase Act 2004).

2. Before any work is commenced, details of the access, appearance, landscaping, layout and scale of the site (hereinafter called "reserved matters") shall be submitted to and approved by the local planning authority.

Reason: The application was submitted as an outline application in accordance with the provisions of Part 3 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

1. the submitted planning application form received 22nd January 2018;
2. the Land Contamination Report received 20th March 2018;
3. the Arboricultural Impact Assessment received 22nd January 2018;
4. the site location plan received 22nd January 2018;
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.

4. No development shall be commenced until samples or full details of materials to be used externally on the dwelling have been submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. The hereby permitted development shall be carried out and completed in full accordance with the approved details

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

5. No development shall commence until full details of the proposed hard surface finishes to all external areas have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. Before development commences, particulars of the height and materials of any new screen walls and boundary fences to be erected shall be submitted

to and approved in writing by the local planning authority and the development thereafter carried out in accordance therewith.

Reason: In the interests of privacy and visual amenity in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. 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. This condition is imposed in light of policies within the NPPF and NPPG.

8. 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.

9. Foul and surface water shall be drained on separate systems. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies IP6 and CC5 of the Carlisle District Local Plan 2015-2030.

10. 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 to reduce the potential for crime in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

11. 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 SP6 of the Carlisle District Local Plan 2015-2030.

12. 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 should 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 hedges to be retained on site in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

13. Prior to the commencement of development a Construction Management Plan shall be submitted to and agreed, in writing, by the local planning authority. This shall include details of:

- the provision of adequate land reserved for the parking of construction traffic;
- the provision of adequate land reserved for building materials;
- the proposed method for the delivery of building materials.

The agreed scheme shall be implemented upon commencement of development and shall not be varied without prior written agreement of the local planning authority.

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

14. The dwelling shall not be occupied until the access and parking requirements have been constructed in accordance with the approved plan. Any such access and or parking provision shall be retained and be capable of use at all times and shall not be removed or altered without the prior consent of the local planning authority.

Reason: To ensure a minimum standard of access provision prior to the occupation of the dwelling. To support Local Transport Plan Policies: LD5, LD7.

15. Not more than one dwelling shall be erected on the site pursuant to this permission.

Reason: The local planning authority wish to control the scale of the development to avoid a cramped form of development in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

16. Notwithstanding the submitted details, the dwelling subject of this approval shall be no higher than 1.5 storeys.

Reason: In the interests of preserving the privacy and amenity of the neighbouring residents, to ensure that the development respects the scale and character of buildings in the locality and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

17. Prior to the commencement of development details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor and ridge heights of the dwelling hereby permitted shall be submitted to and approved in writing by the local planning authority

Reason: In order that the approved development overcomes any problems associated with the topography of the area and the relationship of the proposed dwelling with existing dwellings in accordance with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

18. As part of the development hereby approved, adequate underground ducts shall be installed in accordance with details approved in writing beforehand by the local planning authority to enable telephone services, electricity services and television services to be connected to any premises within the application site, without recourse to the erection of distribution poles and overhead lines. The development shall then be undertaken in accordance with the approved details.

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

19. No work associated with the construction of the residential unit 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 SP6 of the Carlisle District Local Plan 2015-2030.

20. 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.

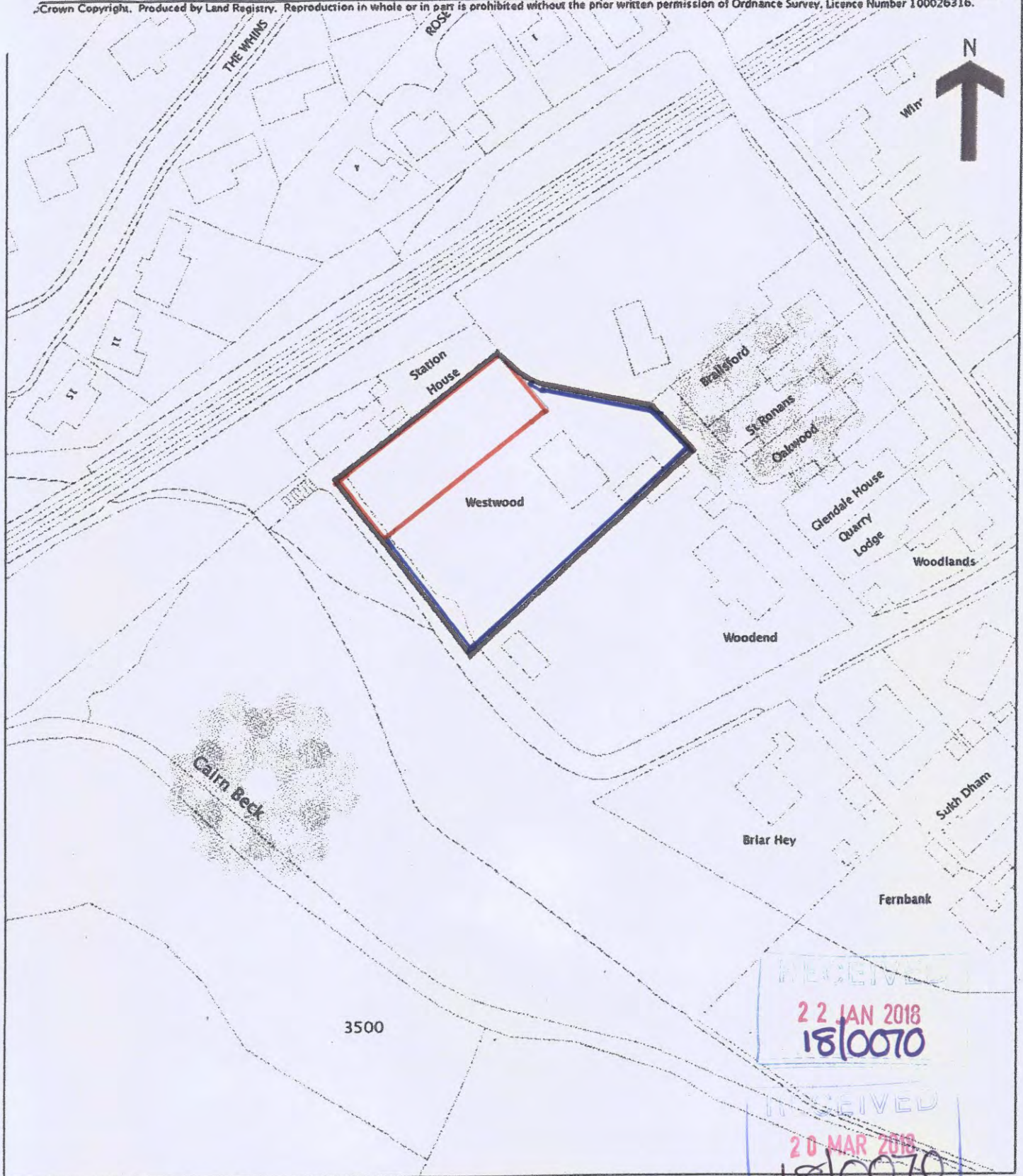
Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours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

Registry
Official copy of
a plan

Title number CU213336
Ordnance Survey map reference NY4955SW
Scale 1:1250
Administrative area CUMBRIA: CARLISLE

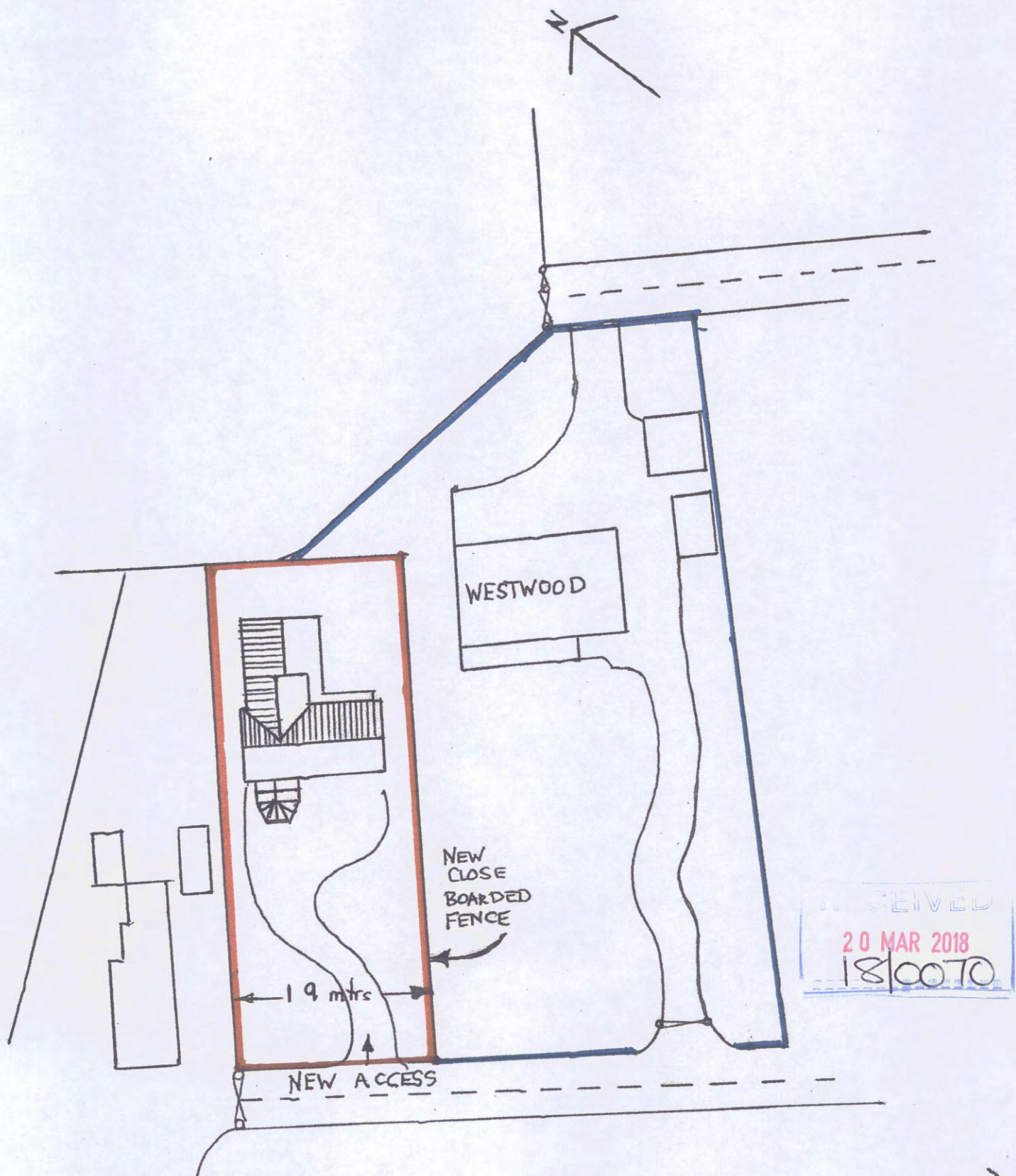


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WESTWOOD
HEADSNOOK
BRAMPTON
CAB 9AE



PROPOSED BUILDING PLOT (4 Bed House)
 WESTWOOD, HEADSNOOK, CA8 9AE
 1:500
 Dwg Ref:-
 1 L A.