

## **SPECIAL DEVELOPMENT CONTROL COMMITTEE**

**FRIDAY 6 DECEMBER 2013 AT 10.00 AM**

**PRESENT:** Councillor Scarborough (Chairman), Councillors Bloxham, Mrs Bradley, Craig, Earp, Mrs Franklin (as substitute for Mrs Riddle), Graham, Mrs Luckley, Mrs Parsons, Mrs Warwick and Whalen

**OFFICERS:** Director of Economic Development  
Development Manager  
Legal Services Manager  
Planning Officer

### **DC.95/13 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors McDevitt and Mrs Riddle

### **DC.96/13 DECLARATIONS OF INTEREST**

There were no declarations of interest in respect the business to be transacted.

### **DC.97/13 PUBLIC REPRESENTATIONS IN RESPECT OF PLANNING APPLICATIONS**

There were no members of the public present at the meeting who had registered a right to speak.

### **DC.98/13 CONTROL OF DEVELOPMENT AND ADVERTISING**

**RESOLVED** – That the applications referred to in the Schedule of Applications under A, B, C and D be approved/refused/deferred, subject to the conditions as set out in the Schedule of Decisions attached to these Minutes.

- (1) Reserved Matters application pursuant to Outline Permission 09/0170 for ambient storage and distribution facility (Use Class B8) with ancillary office accommodation (Use Class B1 (a)) and associated gatehouse and access arrangements, service station, car parking and landscaping at Brunthill, Kingmoor Park, Carlisle, CA6 4SJ (Application 13/0709)**

The Planning Officer submitted the report on the application and outlined for Members the background to the application, the proposal and site details, together with the main issues for consideration. The application had been advertised by means of a site notice and notification letters sent to thirty seven neighbouring properties. No verbal or written representations had been made during the consultation period.

The Planning Officer explained that the application was a Reserved Matters application for an ambient storage and distribution centre at Brunthill, Kingmoor Park. The Planning Officer presented photographs of the site taken from various points around the site. He reminded Members that the site, along with land to the west and south, had outline planning permission for class B1, B2 and B8 uses and was allocated for employment use in the Local Plan.

The proposal was for a large building with a floor area of 28,800 square metres with offices over two storeys. The maximum height of the proposed building would be 15.6m; a nearby building measured 18m to the ridge. The building would be finished in grey metal cladding which was acceptable for the proposed use of the building. There would be a large service yard to the west of the building and a parking area to the south. There would also be extensive landscaping around the periphery of the site; a landscape strip to the north of the site had previously been approved.

The Planning Officer advised that the principle of the development and the scale and design of the proposed building were acceptable. When the report was prepared there were a number of outstanding issues which the Planning Officer outlined.

In respect of highways, the Highways Authority had requested detailed engineering drawings to show how the site linked to the CNDR. Those drawings had been produced and the Highways Authority had confirmed that they were acceptable. The drawings would be submitted to discharge conditions on the outline application. The original plans indicated eight cycle parking spaces. The revised plans indicated sixteen spaces which again was acceptable to the Highways Authority.

Other issues related to drainage on the site. The Environment Agency had objected to the original plans as they did not show any SUDS ponds. Amended plans had been submitted with the SUDS ponds indicated which had satisfied the concerns of the Environment Agency and who had therefore withdrawn their objection.

The Environment Agency had also objected to the extent of culverting of Cargo Beck that had been proposed. Officers had discussed the matter with the Environment Agency and further information had been submitted which had satisfied the concerns of the Environment Agency who had since withdrawn their objection.

Some issues were still to be resolved but they could be done through the discharge of conditions application. However the condition on the outline application to deal with drainage would not be discharged at the present stage.

The Planning Officer advised that there were a number of nature conservation issues that required resolution.

The Friends of the Lake District, Natural England and Cumbria Wildlife Trust had asked for consideration to be given to the translocation of the existing hedges. The applicant's ecologist had looked into the matter and set out reasons why it would not be advisable on the present site which the Planning Officer outlined. Natural England were satisfied with the explanation.

The Planning Officer advised that there was an existing footpath that ran across part of the site which would need to be diverted. The Council had applied for a footpath diversion and site notices were put in place the day prior to the meeting. A notice was also being published in the local press on the day of the meeting. The Planning Officer presented a map that indicated the existing footpath and the proposed diversion.

In conclusion the Planning Officer explained that as the advertisements on the application expired on the day of the meeting the recommendation was for authority to issue approval to be granted to the Director of Economic Development on the Monday following the meeting.

The Committee then gave consideration to the application.

A Member moved the Officer's recommendation. He had visited the site during the week and had discussed his concerns with the Planning Officer which had been explained and resolved during his submission at the meeting. The Member believed that developers should be encouraged to use the site as it was an industrial site. The Member was pleased at the manner in which the ecological considerations had been taken into account.

A Member queried whether the roof of the proposed building could be used for photo voltaic cells. The Planning Officer advised that the applicant was considering a number of options to make the building environmentally friendly.

A Member seconded the proposal to accept the Officer's recommendation.

The Member agreed that the development was important to Carlisle and that business should be encouraged on the site. The Member was concerned about the issues relating to Cargo Beck as there had been problems in that area for a number of years although he acknowledged that Kingmoor Park were not responsible for some of the drainage issues. The Member was surprised that the Environment Agency were satisfied with the proposed drainage arrangements and requested clarification on the proposed SUDS system. The Planning Officer explained that the original plans indicated that attenuation tanks would be installed to deal with drainage which would allow a slow discharge of water into the beck. A SUDS system provided more ecological benefits and would add to the benefits to wildlife. The Environment Agency had been concerned about the discharge from the hard surfaces into Cargo Beck. That issue could be resolved by the imposition of conditions.

A Member believed that the issues relating to drainage should be left in the hands of the Environment Agency as the matter would be monitored by the Director of Economic Development under the decision to give authority to issue approval subject to relevant conditions.

The Member was pleased that the site was to be developed in a manner that would be advantageous to the City.

The Director of Economic Development explained that SUDS ponds were a natural way to filter the water to ensure contaminants did not enter the drainage system and would be a better system than the use of attenuation tanks therefore any impact would be mitigated by their use.

A Member stated that he hoped that the hedging would be similar to the historical type of hedging used as it would add to the environment. The Planning Officer advised that the condition relating to landscaping would ensure that there would be a mix of species which would have to be agreed by the Landscape Architect/Tree Officer.

The Planning Officer explained that "feathered trees" were large, tall trees.

A Member was pleased that a condition was included with regard to the prevention of roosting and nesting of larger birds. The Member believed that any design should be noted as it could be useful to developers elsewhere.

RESOLVED – That the application be approved as indicated within the Schedule of Decisions attached to these minutes.

(The meeting ended at 10:25am)