

Development Control Committee Main Schedule

Schedule of Applications for
Planning Permission

17th August 2012

Applications Entered on Development Control Committee Schedule

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Applications Entered on Development Control Committee Schedule

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The Schedule of Applications

This schedule is set out in five parts:

SCHEDULE A - contains full reports on each application proposal and concludes with a recommendation to the Development Control Committee to assist in the formal determination of the proposal or, in certain cases, to assist Members to formulate the City Council's observations on particular kinds of planning submissions. In common with applications contained in Schedule B, where a verbal recommendation is made to the Committee, Officer recommendations are made, and the Committee's decisions must be based upon, the provisions of the Development Plan in accordance with S54A of the Town and Country Planning Act 1990 unless material considerations indicate otherwise. To assist in reaching a decision on each planning proposal the Committee has regard to:-

- relevant planning policy advice contained in Government Circulars, National Planning Policy Guidance Notes, Development Control Policy Notes and other Statements of Ministerial Policy;
- the adopted provisions of the North West of England and Regional Spatial Strategy to 2021 and Cumbria and Lake District Joint Structure Plan;
- the City Council's own statement of approved local planning policies including the Carlisle District Local Plan;
- established case law and the decisions on comparable planning proposals
- including relevant Planning Appeals.

SCHEDULE B - comprises applications for which a full report and recommendation on the proposal is not able to be made when the Schedule is compiled due to the need for further details relating to the proposal or the absence of essential consultation responses or where revisions to the proposal are awaited from the applicant. As the outstanding information and/or amendment is expected to be received prior to the Committee meeting, Officers anticipate being able to make an additional verbal report and recommendations.

SCHEDULE C - provides details of the decisions taken by other authorities in respect of those applications determined by that Authority and upon which this Council has previously made observations.

SCHEDULE D - reports upon applications which have been previously deferred by the Development Control Committee with authority given to Officers to undertake specific action on the proposal, for example the attainment of a legal agreement or to await the completion of consultation responses prior to the issue of a Decision Notice. The Reports confirm these actions and formally record the decision taken by the City Council upon the relevant proposals. Copies of the Decision Notices follow reports, where applicable.

SCHEDULE E - is for information and provides details of those applications which have been determined under powers delegated by the City Council since the previous Committee meeting.

The officer recommendations made in respect of applications included in the Schedule are intended to focus debate and discussions on the planning issues engendered and to guide Members to a decision based on the relevant planning considerations. The recommendations should not therefore be interpreted as an intention to restrict the Committee's discretion to attach greater weight to any planning issue when formulating their decision or observations on a proposal.

If you are in doubt about any of the information or background material referred to in the Schedule you should contact the Development Management Team of the Planning Services section of the Economic Development Directorate.

This Schedule of Applications contains reports produced by the Department up to the 03/08/2012 and related supporting information or representations received up to the Schedule's printing and compilation prior to despatch to the Members of the Development Control Committee on the 08/08/2012.

Any relevant correspondence or further information received subsequent to the printing of this document will be incorporated in a Supplementary Schedule which will be distributed to Members of the Committee 5 working days prior to the day of the meeting.

SCHEDULE A

SCHEDULE A

SCHEDULE A: Applications with Recommendation

12/0365

Item No: 01

Date of Committee: 17/08/2012

Appn Ref No:
12/0365

Applicant:
Story Homes

Parish:
Kingmoor

Date of Receipt:
01/05/2012

Agent:
Positive Planning Solutions

Ward:
Stanwix Rural

Location:

Land at High Crindledyke Farm, Kingstown, Carlisle,
Cumbria

Proposal: Erection Of 184No. Dwellings (Including 42No. Affordable Dwellings)
And Associated Infrastructure (Phase 1 Reserved Matters Application
Pursuant To Outline Permission 09/0617)

REPORT

Case Officer: Sam Greig

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions and subject to the completion of a deed of variation to the original s106 agreement.

2. Main Issues

- 2.1 The principle of development;
- 2.2 Scale, layout and design of the development;
- 2.3 The impact on the living conditions of neighbouring and future residents;
- 2.4 Highway issues;
- 2.5 Landscaping;
- 2.6 Affordable housing;
- 2.7 Foul and surface water drainage;
- 2.8 Ecological issues;
- 2.9 Archaeological issues;
- 2.10 Discharge of pre-commencement conditions;
- 2.11 Other matters.

3. Application Details

The Site

- 3.1 The application site, which comprises a farm and associated agricultural land, is located within Kingmoor Parish; approximately 5km north of the city centre of Carlisle and within the urban boundary of the city as defined in the Carlisle District Local Plan. The site is located off Crindledyke Lane, which is accessed from the Class C (C1015) Carlisle - Rockcliffe road (the southern section of which is known as Parkhouse Road), near to the principal entrance to Kingmoor Business Park and the former Air Ministry service homes at Crindledyke Estate.
- 3.2 The application site, which covers approximately 10 hectares, is bounded by Crindledyke Lane to the east, Kingmoor Park to the south west and open fields to the north.

Background

- 3.3 In April 2012, following the completion of a s106 agreement, Outline planning permission was granted for the redevelopment of the 29 hectare site to provide 850 dwellings, together with a range of community facilities and associated infrastructure.
- 3.4 Whilst submitted in Outline form the application was accompanied, inter alia, by a detailed site layout plan titled the "Illustrative Built Form Masterplan". In granted planning consent a condition was imposed that required the subsequent Reserved Matters application to be in accordance with the Illustrative Built Form Masterplan, as well as the parameters set out in the Environmental Statement, Transport Assessment, Design and Access Statement and Framework Travel Plan. The Decision Notice included forty planning conditions to regulate varied aspects of the development, twenty five of which were required to be "discharged" prior to development commencing. The latter, as Members may be aware, are referred to as pre-commencement conditions.
- 3.5 The application is also accompanied by a detailed s106 agreement that controls the provision and timing of a primary school; affordable housing; highway works, speed restrictions and a travel plan monitoring; open space and recreational provision and the delivery of community facilities.

The Proposal

- 3.6 This current application relates to Phase 1 of the development, which proposes the erection of 184 dwellings. Phase 1 covers the eastern extent of the site and it is this portion of land that is first approached when heading along the U1281, which for the purpose of this report is referred to as Crindledyke Lane.
- 3.7 The proposed dwellings are situated in a triangular shaped parcel of land bordered by Crindledyke Lane, Kingmoor Park and open fields; however, the application site boundary extends to the southern extent of the site where a

sustainable drainage (SuDS) pond is proposed.

- 3.8 As previously identified the Outline planning application was accompanied by an Illustrative Built Form Masterplan for the whole development. A detailed Design and Access Statement was also provided. The aim of both documents was to highlight key design principles embodied within the proposal showing why the development was appropriate in terms of use and scale, and also how it responded to the site's character in respect of both its local and city wide context. A justification for the proposed layout, appearance and overall amount of development were also provided, showing how the development would fit into the existing patterns of land use, movement and access.
- 3.9 In granting Outline planning permission for the development two conditions were imposed (Nos. 6 and 7) that required the subsequent Reserved Matters applications to accord with the principles set out in the Planning Statement, the Design and Access Statement and the layout shown on the Illustrative Built Form Masterplan. The need to ensure compliance with these conditions has influenced the layout of this current proposal, which is very similar to that shown on the Illustrative Built Form Masterplan.
- 3.10 High Crindledyke Farm, which is situated at the most north eastern extent of the site, is coincidentally the most elevated section of the site. Although the proposal necessitates the removal of the farm, the existing land mark trees are to be retained and incorporated into the development. The density of the detached dwellings in this location is lower and the layout of the properties more random. The purpose of doing so is to ensure that from both longer distance views and on the approach to the site along Crindledyke Lane the layout of the estate appears more rural in character.
- 3.11 Crindledyke Lane serves as the main point of access and the lane itself diverts into the estate to form the main spine route though the site. As the land falls away from Crindledyke Lane, the change in levels, which equates to approximately 12m when measured from east to west, allows for a higher density development, including buildings of up to three stories in height. These taller buildings comprise town houses, two and three storey dwellings, and terraces, which are situated along what is described as the "Boulevard Loop". The supporting Design and Access Statement identifies that these dwellings would provide a strong frontage, but also be of sufficient scale and height to frame this wide street successfully. Along the eastern side of the Boulevard Loop the existing mature hedgerows would be retained.
- 3.12 Elsewhere within the site is a mix of more "traditional" family housing, the majority of which would have two in-curtilage parking spaces. The design has given consideration to the provision of "significant buildings" to act as visual stops, at the end of streets for example. It is proposed that these buildings will be finished in stone or render to signify the importance of the dwelling to the wider scheme. Similarly "gateway buildings" are proposed to help residents and visitors to understand changes in character or transition points between a hierarchy of routes and spaces. For example a gateway building may announce a transition from a primary street to a secondary street.

Where there are bends in the road or corners, “corner turners” are proposed to make the transition, rather than to simply incorporate dwellings with blank, uninspiring gables.

- 3.13 The layout incorporates a range of different house types, both in height and scale, but also the number of bedrooms proposed. In total nineteen different house types are proposed (excluding ‘handed’ versions of these units), which comprise a variety of 2-4 bedroom dwellings. As noted in the description of the application, Phase 1 of the development also incorporates forty two affordable units.
- 3.14 The dwellings will be completed in a range of materials including render and stone, although facing brick will be the prevailing finish. The dwellings will be roofed with three different types of roof tiles to incorporate visual interest. Similarly a range of boundary types are proposed depending on the location within the estate. In more prominent locations higher quality boundary treatment is proposed such as stone walls and estate fencing. The dwellings within this phase will be built to Code 3 of the Code for Sustainable Homes and each property will also have a water butt and garden composter.
- 3.15 The suitability of the main vehicular access, which is via the junction of Parkhouse Road with Crindledyke Lane, was agreed at the Outline stage. Condition 14 of that consent required that details of the improvements to Crindledyke Lane and its junction with Parkhouse Road to be provided prior to development commencing. As part of this current submission the applicant has shown that Crindledyke Lane has been increased in width to 6m and a 2.4m wide pedestrian footway is to be provided along the southern side of Crindledyke Lane from the application site to the main entrance to Kingmoor Park. The access road will incorporate traffic calming measures that will reduce vehicles speeds. Improvements are also proposed to the junction of Parkhouse Road and Crindledyke Lane; however, the precise details are being negotiated with the Highway Authority and would be finalised through the completion of a s278 agreement.
- 3.16 Phase 1 incorporates small pockets of public open space; however, as the larger areas of dedicated public open space are not proposed until later in the overall development, a temporary area of public open space measuring approximately 40m by 85m is proposed at the rear of plots 158-178 to ensure that residents of this development have adequate provision in the interim period.
- 3.17 Along the south eastern boundary, which lies parallel with Kingmoor Park, a 12m wide landscaped strip is proposed. The purpose of this strip is to mitigate any potential impact that the employment site will have on the future residents of these properties. It will also, however, provide an important recreation feature for the future residents of the estate, which will ultimately link with the existing public right of way that lies parallel with the railway line.
- 3.18 It is proposed that foul water will connect to the public sewer, whereas surface water will be collected in a SuDS pond which would be located at the southern extent of the site. The SuDS pond will discharge to Cargo Beck at

an attenuated rate. The SuDS pond is designed to retain a permanent volume of water thereby enabling the pond to provide an important wildlife habitat, as well as a landscape feature.

- 3.19 As part of this Reserved Matters application the applicant has sought to discharge all of the pre-commencement conditions. Some of this technical information has not been reproduced in the Committee Schedule, partly due to the volume of information, but also because it relates to information of a specialist nature, which is required to satisfy the respective conditions.
- 3.20 The application is supported by a suite of drawings and a range of detailed specialist studies. These include a Design and Access Statement, a Code For Sustainable Homes Assessment, a Sustainability Statement, Archaeological Evaluation/Geophysical Survey and Building Recording Survey, a Geo-technical Ground Investigation, a Landscape Management Plan, an Outdoor Lighting Report, a Construction Management Plan, a Biodiversity Enhancement and Protection Plan, a Storm Water SuDS Report and a Management Plan To Control Noise, Vibration and Dust/Emissions.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to three hundred and ninety nine interested parties. In response seventeen letters of objection have been received. The grounds of objection are summarised as;
1. The principle of allowing houses in this location is unacceptable;
 2. The development will have a detrimental impact upon wildlife in the vicinity;
 3. There are adequate brownfield sites available for redevelopment within Carlisle;
 4. The construction phase of the development, given the length of time it will take, will devalue properties in the locality;
 5. The development is contrary to Articles 1 and 8 of the Human Rights Act;
 6. Will existing businesses have their activities curtailed if the proposed residents complain about noise levels;
 7. The development may prejudice the planned 10ha extension to Kingmoor Park at Brunthill, which is of particular importance as it forms part of the identified Regional Investment Site at Kingmoor Park;
 8. The proposed landscaped/acoustic barrier between the employment development at Brunthill and the residential development will not be of sufficient height to mitigate the noise and visual impact of the proposed industrial building which may be between 11m and 23m high;

9. A development of this size will result in increased criminal activity;
10. The local children previously played on the road as it was quiet. Is alternative provision to be made for them;
11. Provision should be made for large areas of open space, allotments and additional public footpaths/bridleways;
12. No details have been provided of the proposals to reposition the pylons underground;
13. Adequate mitigation measures should be provided for local wildlife that will be disturbed by this development;
14. Where will the school bus park to collect local children;
15. The approved hours during which construction can take place are inappropriate, particularly as children will be crossing the road to board/leave the school bus;
16. The developer will cease construction once they have built the maximum number of dwellings permissible without having to construct the primary school;
17. The noise created by railway associated activity will result in noise disturbance for the future residents of this development;
18. The relocation of the great crested newts could be damaging to the species;
19. Curlews, which are an endangered species, have returned to the site;
20. Crindledyke Lane is unsuitable for construction traffic associated with this development;
21. There is currently standing traffic on Crindledyke Lane, the problem of which will be exacerbated as a result of this development, which will make it difficult for residents to access their driveways;
22. There is doubt over the validity of the traffic surveys provided as the traffic counters were placed in the wrong location and did not count the traffic entering Kingmoor Park or Crindledyke Estate;
23. The CDNR is now open and consequently Kingmoor Park generates additional traffic to that which was previously identified;
24. The location of traffic calming measures outside Nos. 1 and 2 Crindledyke Estate will prevent access to these properties;
25. The northern section of Crindledyke Lane will be shut off resulting in all

the traffic using the junction of Crindledyke Lane with Park House Road;

26. Local residents have previously maintained the grass verges. As this land is now seemingly owned by the Highway Authority who will maintain the verges;

27. A new road should be provided through Kingmoor Park to serve the development;

28. The land which forms part of the visibility splay at the junction of Crindledyke Lane and Park House is not owned by the applicant, but by Kingmoor Park Properties Limited.

4.2 Cllr James Bainbridge has commented on this application. He has reiterated his concerns regarding the proximity of the junction leading to the site from Parkhouse Road and the prospect of standing traffic posing a hazard to motorists approaching the junction in a northerly direction over the former railway bridge. In doing so Cllr Bainbridge accepts that this arrangement has been agreed as acceptable through the Outline application.

4.3 Cllr Bainbridge has also commented that the s106 agreement that accompanied the Outline application gives priority to residents of Carlisle when disposing of the affordable housing units. Cllr Bainbridge has asked whether, with the applicant's and the Housing Strategy Team's agreement, priority could be given to those persons who live in the rural area, particularly the Parishes of Rockcliffe and Kingmoor who are most affected by the development.

5. Summary of Consultation Responses

Local Environment - Environmental Protection: - no objections;

Cumbria County Council - (Highway Authority): - no objections to the layout of the estate. The improvements to Crindledyke Lane and its junction with Park House Road are being negotiated with the applicant;

Housing Strategy: - the type and size of the affordable units, as well as their location within Phase 1, is acceptable;

Department for Transport (Highways Agency): - no objection;

Kingmoor Parish Council: - the proposed changes to Crindledyke Lane are inadequate to permit the safe and easy flow of traffic for a development of 850 houses. The provision of traffic lights at the junction of Park House Road and Crindledyke Lane will interrupt the flow of traffic and will result in standing traffic thereby creating a danger for motorists heading northwards along Park House Road.

The Parish Council has also made a series of comments on the design of the estate. They felt that a more diverse mix of affordable and other housing

should be provided; the formation and planting of the proposed bund, separating the residential units from the industrial areas, should take place as soon as possible; Cargo Beck appears to be part of the surface water drainage scheme, which may increased discharge into the water course potentially affecting others further downstream; it is requested that some evidence of the development of the primary school be provided during the first phase; the developer should strictly adhere to the hours of operation imposed by the planning condition; and, the Parish Council expect to be involved in discussions over public footpath, cycleways, public transport and other issues which form the responsibilities of a Parish Council;

Rockcliffe Parish Council: - the plans do not make reference to the school. Whilst it is understood that the school will not be provided until later in the development, the Parish Council have stressed that the school is essential as there are no vacancies at Rockcliffe School. The Parish Council also feel that the narrow access road leading to the development is inadequate for the number of houses planned;

Ministry of Defence/Defence Estates: - no objections;

Environment Agency: - no objections to the Reserved Matters application or the discharge of conditions 34 and 36;

Local Environment - Drainage Engineer: - no objections;

United Utilities: - no objections to the Reserved Matters application or the discharge of conditions 34 and 35;

Cumbria County Council (Education Department): - has commented that further discussions regarding the delivery of the primary school will be necessary as the 60 unit threshold occurs in the first phase of the development. Prior to occupation of the 60th unit the developer must serve notice on the Council as to whether the developer will construct the school or whether it will pay the Council £3.5 million to enable them to do so;

Cumbria County Council - (Archaeological Services): - the site has been subject to a partial archaeological evaluation, geophysical survey and building recording, as required by conditions 15, 16 and 17 of the Outline consent. The results of the evaluation and geophysical survey indicate that no significant remains survive in Phase 1 of the development. The building recording report is also adequate;

Natural England: - no objections; however, it has been suggested that some further wildlife mitigation measures, in addition to those already proposed, could be incorporated;

Open Spaces Society: - are supportive of the application;

Sport England North West: - no comments;

Northern Gas Networks: - no objections;

Network Rail: - no comments;

Green Spaces - Countryside Officer: - no formal response; however, verbal representations were made regarding the surface treatment of the existing footpath, which will be affected by subsequent phases of the development;

Cumbria County Council - Transport & Spatial Planning: - has highlighted that it will not be formally responding to this proposal from a Category 1 perspective, as the principle of this development has already been established; however, it has highlighted that issues covered by the s106 agreement, such as the provision of a car club and the monitoring of the bus service extension will require further consideration;

Sustrans: - has requested that a contribution be made towards improving pedestrian and cycle access in the vicinity of the site; recommended that the estate should be designed to restrict vehicles speeds to below 20mph; the smaller properties should include storage areas for residents' buggies/bicycles and the Travel Plan targets/monitoring should be undertaken;

National Grid Company (National Grid UK Transmission): - no response received;

Local Environment - Waste Services: - no response received;

United Utilities Electricity Services: - no response received;

Council for Protection of Rural England/Friends of the Lake District: - no response received;

Cumbria Constabulary - North Area Community Safety Unit: - no response received;

Cumbria Wildlife Trust: - no response received;

Ramblers Association: - no response received;

Cumbria County Council - (Highway Authority - Footpaths): - no response received.

6. Officer's Report

6.1 The relevant planning policies against which the application is required to be assessed are policies CP2, CP3, CP5, CP10, CP12, CP15, CP16, CP17, H1, H5, LE2, LE3, LE8, LE29, T1, LC2, LC4 and LE29 of the Carlisle District Local Plan 2001-2016 (CDLP).

6.2 The proposals raise the following planning issues:

1. Principle Of Development

- 6.3 As Outline planning permission has been granted for the erection of 850 dwellings on this land the principle of residential development has been established as acceptable, subject to compliance with the criteria identified in Policy H1 and other relevant Local Plan policies.
- 6.4 Under the Outline consent all five of the "standard" details, which are siting, design, access, external appearance and landscaping, were "reserved" for subsequent approval i.e. as part of the Reserved Matters applications. Notwithstanding this fact, the original permission sought to demonstrate that 850 properties could be accommodated whilst still complying with the relevant Development Plan policies.
- 6.5 As previously identified in this report, conditions were attached to the Decision Notice which required the Reserved Matters application be in accordance with the information that accompanied the Outline application. Consequently, certain key issues have been addressed through the approval of the Outline application and the impacts assessed as being within tolerable limits. These include, but not exclusively, matters relating to traffic generation; the use of Crindledyke Lane to serve the development; the capacity of the Parkhouse Road/Crindledyke Lane junction; impact upon wildlife and existing residents, and implications for the future development of Kingmoor Park.
- 6.6 Members should note that several objectors have reiterated concerns associated with the aforementioned issues; however, the Reserved Matters application is not an opportunity to reinvestigate any issues relating to the principle of the development, but to establish whether the detailed scheme is acceptable.

2. Scale, Layout And Design Of The Development

- 6.7 The proposed development is well laid out and will encourage and promote the creation of a neighbourhood. The properties overlook one another, thereby creating a degree of natural surveillance and the distinction between public and semi-public space is defined, both of which will act as a deterrent to potential offenders and reduce the likelihood of crime occurring.
- 6.8 In terms of the units there is a range of differing house types, which, aesthetically, will add variety to the estate and create its own identity. The dwellings incorporate reasonably sized garden areas that are comparable to the size of the units that they serve, thereby ensuring that the development does not appear cramped or overdeveloped. The size of the gardens and the way that the properties are laid out will help create a sense of space within the estate.
- 6.9 The proposed dwellings are a mix of one and a half, two and three storeys in height. The proposed three storey properties are contained within the body of the estate, with one and a half/two storey properties adjacent to the perimeter of the site. This approach ensures that those properties which are on the edge of the site are appropriate in scale to the site's rural setting. Each property has adequate incutillage parking provision, together with access to

the rear gardens for refuse/green recycling bins. Those dwellings with access to garden space are provided with water butts and garden composters to encourage more sustainable living.

- 6.10 Policy LC4 of the CDLP encourages the provision of formal and informal areas of public open space (POS) within new family housing development of more than 40 units. As part of the overall Masterplan for the development of the estate a dedicated area of public amenity space will be provided; however, this is not scheduled to take place until a later phase of the construction schedule. As an interim measure a temporary area of play area is to be provided, which is acceptable until such time that the remainder of the site is developed.
- 6.11 The development also incorporates smaller pockets of open space and proposes the provision of a landscaped strip along its boundary with Kingmoor Park, which can be utilised for more informal recreation, by both existing and future residents. In summary, the scale, design and layout of the estate are acceptable.

3. The Impact Of The Proposal On The Living Conditions Of Neighbouring And Future Residents

- 6.12 Adequate separation distances have been maintained between the proposed residential dwellings. As such, it is unlikely that the future living conditions of the occupiers of these properties will be compromised through loss of light, loss of privacy or overdominance. There are no existing residential properties in close proximity of the site that would be directly affected by the proposed dwellings themselves.
- 6.13 In respect of any increase in traffic generated by this proposal, this was a factor that was considered at the Outline stage. Whilst residents have reiterated these concerns, the impact of the larger development of 850 units was regarded as being within tolerable limits. Given that this Reserved Matters submission is based on the illustrative layout and information provided with the Outline application, it would not be appropriate to reconsider this issue as part of this application.
- 6.14 Some local residents have voiced concern that the development will contravene their rights under the Human Rights Act. Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:

Article 6 bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

Article 7 provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;

Article 8 recognises the "Right To Respect for Private and Family Life";

- 6.15 Article 1 of Protocol 1 also relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions.
- 6.16 In respect of the residents' concerns, the human rights of individuals have been taken into account when the Outline planning application was determined. In determining that previous application conditions were imposed to mitigate the construction impacts of the development and it was not considered that the subsequent occupation of the units would have such an adverse impact that would warrant refusal of the Outline planning application.
- 6.17 In respect of this Reserved Matters application, the anticipated impact of this development would not exceed that which was regarded as acceptable at the Outline stage and, therefore, it is not considered that any conflict with the Human Rights Act would be significant enough to warrant the refusal of this application. Members are also advised that the separate rights of individuals under this legislation will not be prejudiced.

4. Highway Issues

- 6.18 One of the principal issues that this application raised at the Outline stage related to the means of vehicle access to the site and the potential impact created by traffic associated with the development of the site, both during the construction stage and post completion. Several residents including both Kingmoor and Rockcliffe Parish Council have reiterated these concerns. Whilst their concerns are noted these issues were addressed through the Outline application and it would not be appropriate for the Development Control Committee to debate these matters further.
- 6.19 The Committee should focus on the detailed aspects of the scheme and whether these highway arrangements are acceptable. The Highway Authority has discussed this matter at length with the applicant's and has concluded that the layout of the estate, including visibility splays at the junctions therein, are acceptable. Adequate in-curtilage parking, which broadly equates to in excess of two spaces per unit, has been provided and space is available for visitors without resulting in a detrimental impact upon highway safety.
- 6.20 The applicant, in seeking to discharge some of the highway related pre-commencement conditions, has provided information regarding the improvements to Crindledyke Lane and its junction with Kingmoor Park. In essence, it is the developer's intention to widen Crindledyke Lane by 1m and to provide a pedestrian footway along the southern side of the road from the site up to the entrance with Kingmoor Park. Traffic calming measures are intended to be provided along its length; however, the Highway Authority has advised that in the initial phases of the development speed bumps would be needed, but that these may need to be replaced with alternative measures as the use of the road intensifies. In light of this ambiguity the applicant has been advised that condition 14 cannot be discharged at this stage. Consequently, in consultation with the applicant's, the drawing that related to these works has been removed from their submission.

- 6.21 Whilst a local resident has objected to the scheme on the basis that the traffic calming measures will inhibit access to his property, as this drawing no longer forms part of this submission these concerns should not influence the outcome of this Reserved Matters application.
- 6.22 On a similar vein, the applicant had submitted a plan detailing the improvements to the junction of Crindledyke Lane with Park House Road. This plan illustrated the applicant's intention to create a signalised junction; however, the Highway Authority, whilst having no objections to the development, has indicated that the precise nature of these works would be agreed as part of a s278 agreement and the final arrangements may evolve from the details shown on the submitted plan. Due to the uncertainty regarding the precise arrangements, with the applicant's consent, this plan has been removed from the applicant's submission.
- 6.23 In accordance with the Outline planning consent these improvements to Crindledyke Lane and its junction with Park House Road would be agreed through a separate application to "discharge" the requirements of condition 14 once the applicant has finalised these arrangements with the Highway Authority.
- 6.24 In summary, the access arrangements within the estate are acceptable and, therefore, Members can determine the Phase 1 Reserved Matters application. Although there is a degree of uncertainty regarding the precise details of the improvements to Crindledyke Lane and its junction with Park House Road there is no requirement for this information to be provided as part of this submission.
- 6.25 Whilst for the purpose of this Phase 1 Reserved Matters application Members are being asked whether the access arrangements within the estate are acceptable, Members are reminded that as part of the s106 agreement that accompanied the Outline application a series of associated highway improvements/mitigation measures are proposed. These include the provision of a bus service, improved pedestrian and cycleway connectivity to the site and the implementation of a Travel Plan Framework.

5. Landscaping

- 6.26 This development has been designed to retain, where practical, the existing landscape features such as the mature hedgerows and trees. Further planting would also be provided within the estate along the length of the landscaped strip and within the SuDS pond. A detailed landscaping scheme, including a landscape management plan which provides detailed of tree/hedge protection measures, has been submitted with this application. The Council's Landscape Architect has raised no objections to these details, which are regarded as acceptable.

6. Affordable Housing

- 6.27 Within this phase it is proposed that 42 affordable properties will be provided. Half of these units will be available for discounted sale, at 30% below open

market value, or offered for shared ownership through a Registered Provider. The remaining twenty one affordable units within this phase will be available to rent at discounted rates. The Council's Housing Strategy Officer has confirmed that these arrangements are acceptable.

- 6.28 Members will note that Cllr Bainbridge has asked if the affordable housing can be made available to residents of Kingmoor and Rockcliffe Parish as opposed to being offered to those within the urban area of Carlisle first. Although this arrangement was cemented through the s106 agreement that accompanies the Outline application, Officers will liaise with the applicants and the Council's Housing Strategy Team to establish whether Cllr Bainbridge's request can be accommodated. Members should note that these discussions will take place separately and should not affect the determination of this Reserved Matters application.

7. Foul And Surface Water Drainage

- 6.29 The applicant has indicated that the foul drainage will connect into the public sewer, which is acceptable to United Utilities, with surface water discharging to a SuDS Pond. The provision of a SuDS pond is a sustainable means of disposal, which helps create wildlife habitats, as well as a landscaped feature for the benefit of the future residents of this estate. The Environment Agency has confirmed that the detailed scheme submitted is acceptable to them.

8. Ecological Issues

- 6.30 With a development of this scale on greenfield land it is inevitable that there will be some impact upon local wildlife. The assessment of that impact was considered through the Outline application and conditions were imposed that required mitigation measures to be submitted prior to development commencing within the respective phases. These measures required the submission of a Biodiversity Enhancement and Protection Plan (BEPP) for each phase of the development. That BEPP, which has been submitted with this application, seeks to demonstrate how the existing wildlife, with particular emphasis on great crested newts, bats and birds will be safeguarded.
- 6.31 Natural England has considered the supporting information submitted with the application and raised no objections to the layout. Natural England has, however, made reference to specific enhancements that it would like to see incorporated within the development. Several of these measures are referred to within the BEPP and, therefore, it is requested that "authority to issue" an approval be granted to enable Officers to liaise with Natural England to verify whether the measures referred to are in addition to the information already supplied and whether additional information is required to address the pre-commencement conditions attached to the Outline consent.

9. Archaeological Issues

- 6.32 The application is accompanied by an Archaeological Evaluation, Geophysical Survey and Building Recording Survey. The County Council's Historic Environment Officer (HEO) has advised that the results of the

Archaeological Evaluation and Geophysical Survey indicate that no significant remains survive within Phase 1 of the development. As such the planning conditions that required the submission of these assessments can be discharged in part; however, further assessments will be required for the subsequent phases of the development. The HEO has advised that the Building Recording Survey is also acceptable and, therefore, condition 17 can be discharged.

10. Discharge Of Pre-Commencement Conditions

- 6.33 As highlighted earlier in this report the applicant has sought to address all of the pre-commencement planning conditions that were attached to the Outline consent; however, due to the uncertainty of the precise improvements to Crindledyke Lane and its junction with Parkhouse Road the drawings illustrating these works have been removed from the application; however, that does not preclude Members from determining this Reserved Matters application.
- 6.34 Whilst the applicant has submitted the necessary technical information to satisfy these pre-commencement conditions (excluding condition 14) verification is required from the relevant consultees to confirm precisely which elements of the conditions have been satisfied. Due to the number of consultees involved it is not envisaged that this exercise will be finalised in advance of the application being considered by the Development Control Committee. Consequently, should Members be minded to approve this application it is requested that “authority to issue” an approval be given to enable this task to be completed.
- 6.35 Members should note that applications to “discharge” planning conditions are not subject to public consultation and had the information been provided separately to this current application Members would not be required to consider the details submitted. Consequently, if Members were agreeable to this request it would not be undermining their involvement in the planning process. The request is simply to enable the Case Officer to confirm beyond any doubt precisely which aspects of the pre-commencement conditions have been satisfied. Conditions are only discharged in part where the condition requires work to be undertaken in accordance with the submitted information.

Conclusion

- 6.36 To conclude, the principle of the development has been established as acceptable through the approval of the Outline application. The scale, layout and appearance of Phase 1 of this development is appropriate to the site and will not result in any adverse impact upon the landscape beyond that which has been regarded as acceptable through the Outline application. Adequate amenity space, incurtilage parking provision would be available to serve the dwellings. The layout of the estate is acceptable to the Highway Authority. The proposal conforms to the requirements of the Outline application and in all aspects is compliant with the objectives of the relevant Development Plan policies.

- 6.37 If Members accept this recommendation, and are minded to grant planning approval it is requested that “authority to issue” the approval is given to the Director of Economic Development subject to:
- a) the completion of a deed of variation to link this current application to the original s106 agreement; and
 - b) verification from the respective consultees as to precisely which elements of the pre-commencement conditions can be discharged.

7. Planning History

- 7.1 In 2012 Outline planning permission was granted for the erection of 850 dwellings (Application 09/0617).
- 7.2 In 2012 planning permission was sought to vary condition 38 of the Outline planning consent to enable those dwellings to be constructed within Phase 1 to be built to the Code 3 standard for Sustainable Homes, as opposed to Code 4 (Application 12/0495). At the Development Control Committee that took place on the 13th July Members supported the application, which is now awaiting the completion of a deed of variation to the original s106 agreement.

8. Recommendation: Grant Subject to S106 Agreement

1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by conditions 2 (part), 3 (part), 6 (part), 8 (part), 10 (part), 15 (part), 17, 18(part), 20 (part), 22 (part), 23 (part), 24 (part), 25 (part), 26 (part), 27 (part), 28 (part), 30 (part), 31 (part), 32 (part), 34 (part), 35 (part), 36 (part), 37 (part) and 38 (part) attached to the Outline planning consent to develop the site.
2. The approved documents for this planning permission comprise:

SCHEDULE OF PLANS, DOCUMENTS AND VISUAL ILLUSTRATIONS
[DETAILS TO BE INSERTED], THE NOTICE OF DECISION, ETC

Reason: To define the permission.



Location Plan

Carlisle
Marshalling
Yard

Kingmoor Park North

Kingmoor Business Park

Carnegie Library

Bentley Railway

STORY
HOMES

PLANNING APP

Crindledyke, Carlisle

Phase 1 Location Plan

| | | | |
|-------------|---------------|------------|-------------|
| DATE | 20/07/2017 | BY | STORY HOMES |
| DESIGNED BY | SL007.SLS.LP1 | CHECKED BY | SL007 |
| DATE | 20/07/2017 | BY | STORY HOMES |
| DESIGNED BY | SL007 | CHECKED BY | SL007 |
| DATE | 20/07/2017 | BY | STORY HOMES |
| DESIGNED BY | SL007 | CHECKED BY | SL007 |

Story Construction Ltd.
B. G. F. (P.L.C.) (M.F.A.) Carlisle, Cumbria, C.A. 16
Tel: 01273 800000 Fax: 01273 800001

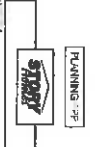


Kingmoor

SCHEDULE OF ACCOMMODATION DETAILS

| Plot No. | Accommodation Details | Area (sq. m) | Notes |
|----------|-----------------------|--------------|---------|
| 1-10 | 1/2 Detached House | 100-120 | 100-120 |
| 11-20 | 1/2 Detached House | 100-120 | 100-120 |
| 21-30 | 1/2 Detached House | 100-120 | 100-120 |
| 31-40 | 1/2 Detached House | 100-120 | 100-120 |
| 41-50 | 1/2 Detached House | 100-120 | 100-120 |
| 51-60 | 1/2 Detached House | 100-120 | 100-120 |
| 61-70 | 1/2 Detached House | 100-120 | 100-120 |
| 71-80 | 1/2 Detached House | 100-120 | 100-120 |
| 81-90 | 1/2 Detached House | 100-120 | 100-120 |
| 91-100 | 1/2 Detached House | 100-120 | 100-120 |

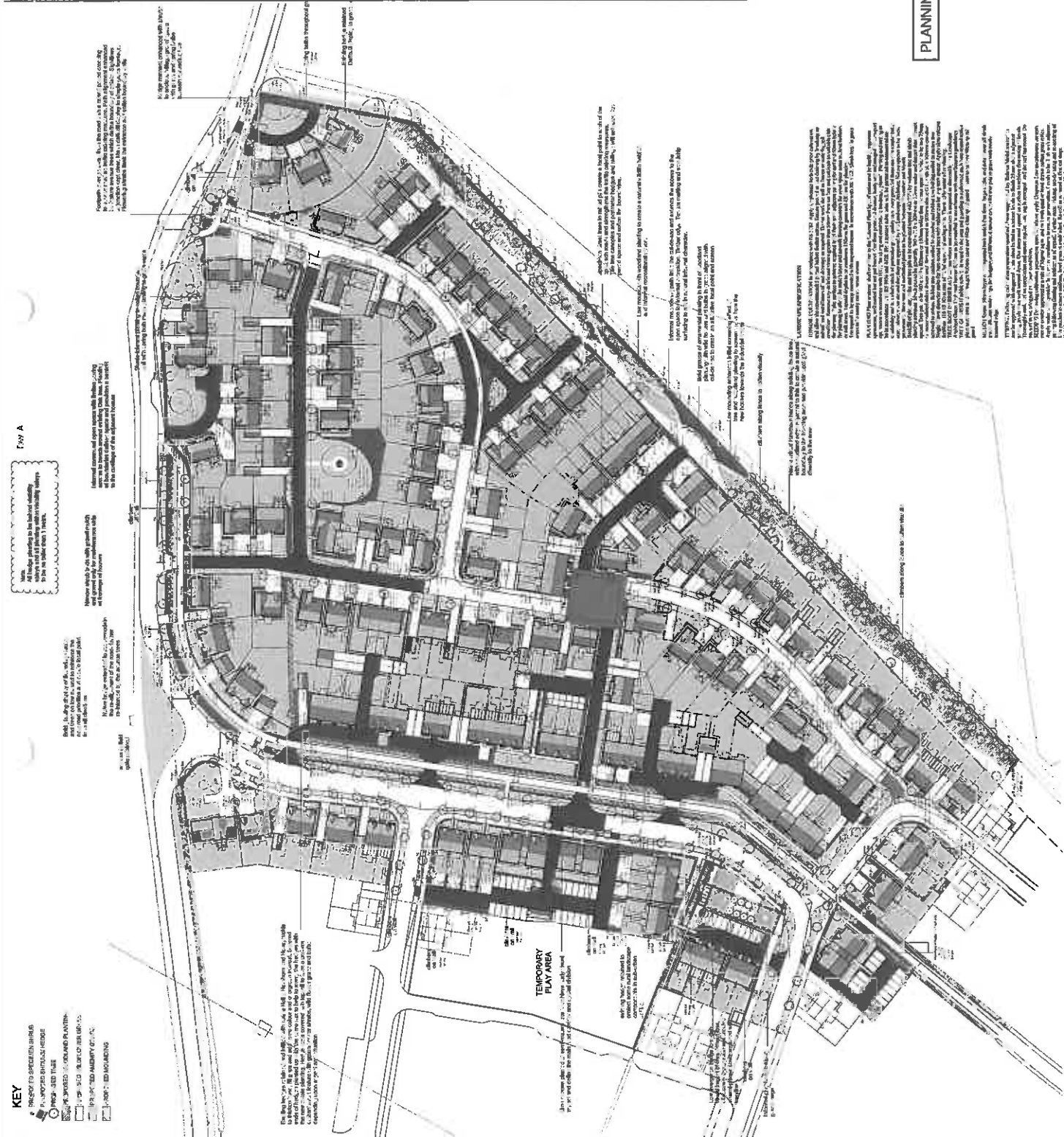
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Chindley Phase 1

Site Layout

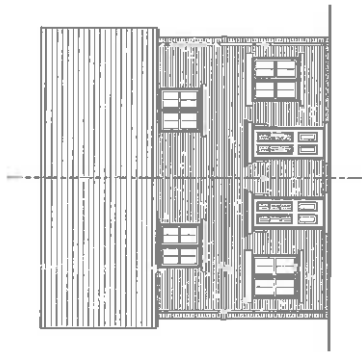
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Planting Layout

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| | SL007-90.PL_01 | SL007 | 88-47-12 |
| A | | | Mega added regarding planning to stability spray. |

Henry Construction Ltd.
Box 710 - 457-4 4th Ave. W.
Calgary, Alberta T2C 1A5



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Alder

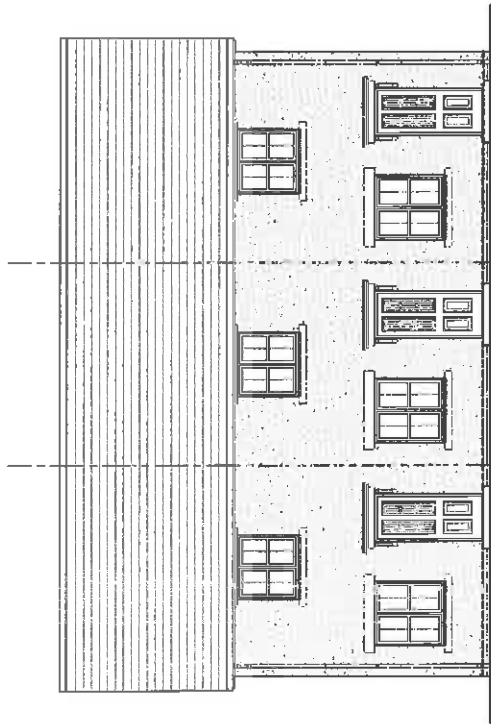
GF/FF 60.39 sq.m. (649.99 sq.ft.)

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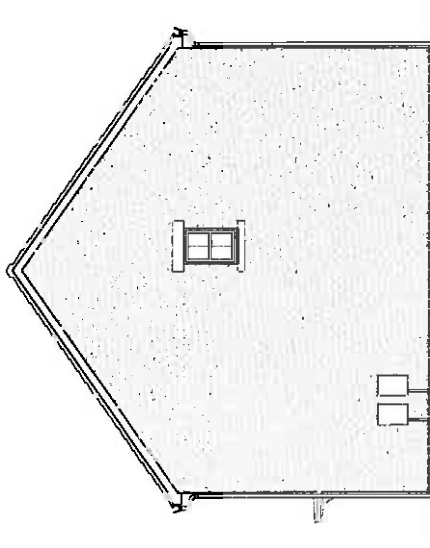
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Tel **01228 640850**

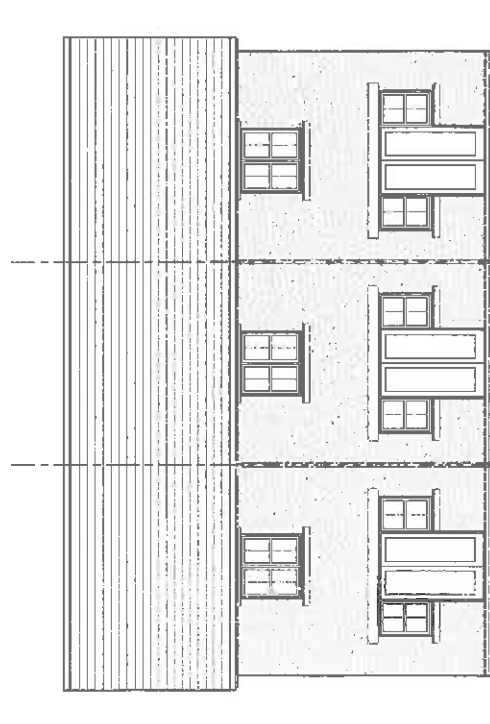
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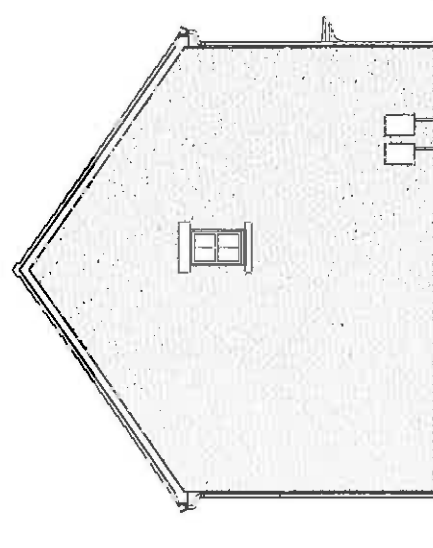
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



Crindledyke
Phase 1, Carlisle
The Alder

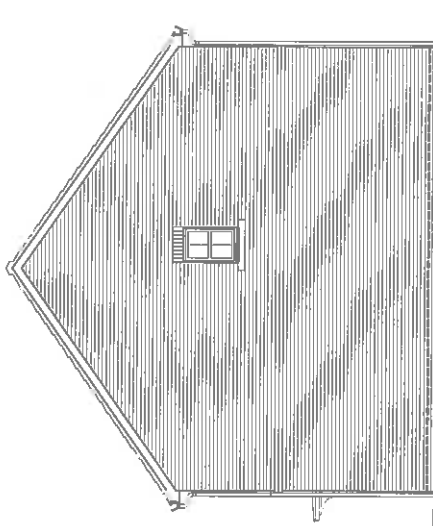
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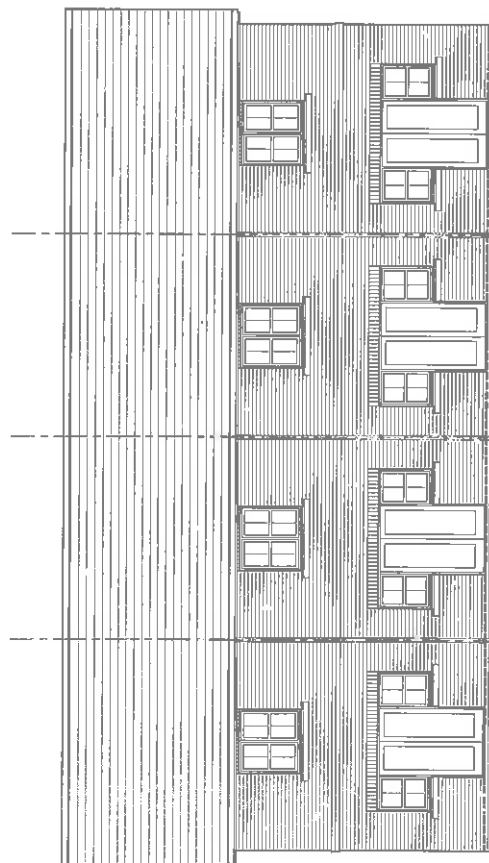
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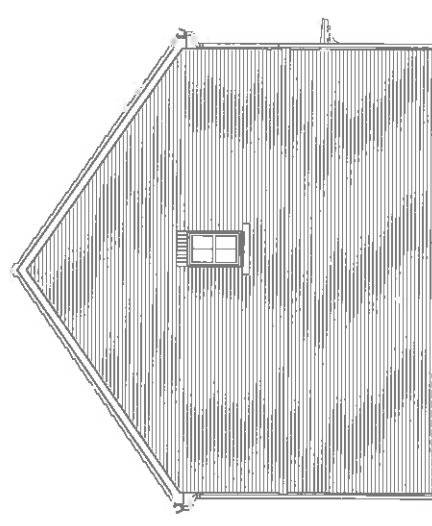
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



CRINDLEDYKE
Phase 1, Carlisle

The Alder

PHASE 1.2 - 1.7

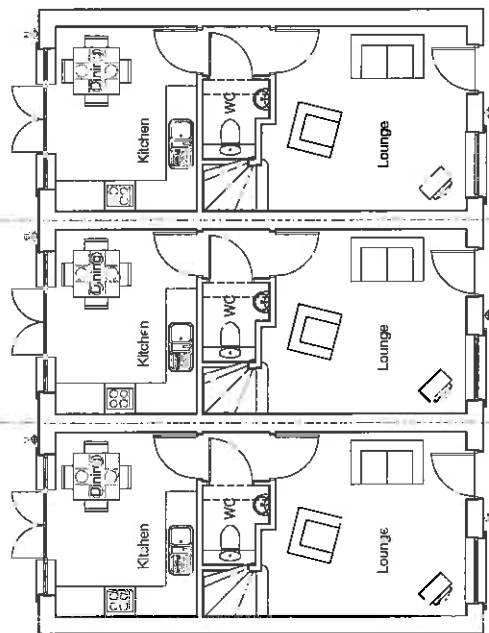
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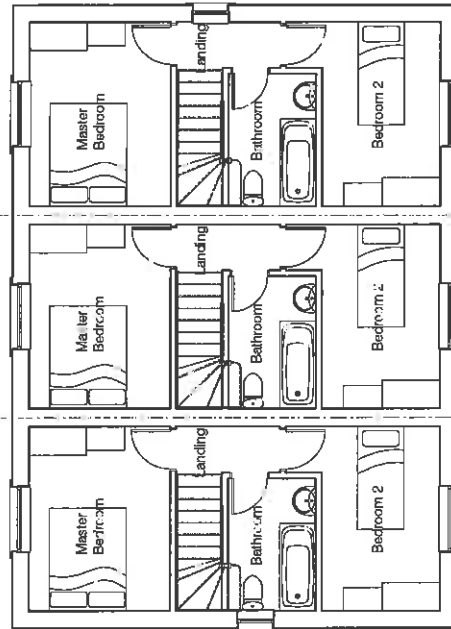
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Ground Floor Plan



First Floor Plan

⬡ EL = Energy Efficient Exterior Lighting

PLANNING APP



Crindledyke

Phase 1, Carlisle

The Alder

PLANS 1-3

DATE: 10/10/12

Planning Plans 1

TECH: 1-3

DATE: 10/10/12

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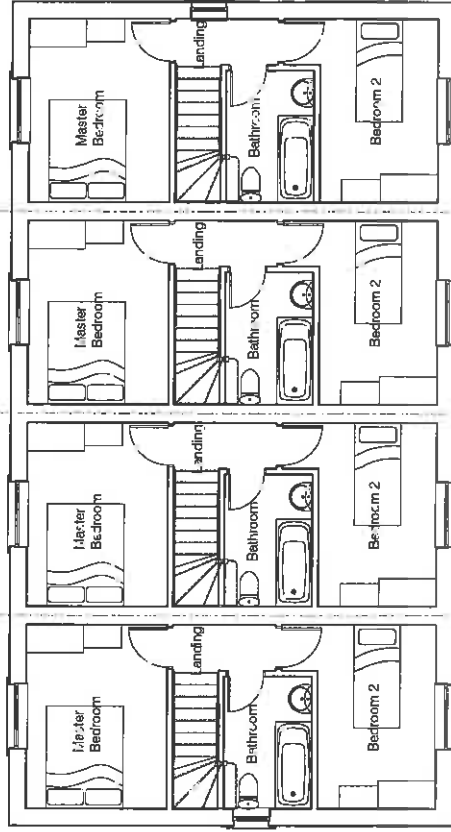
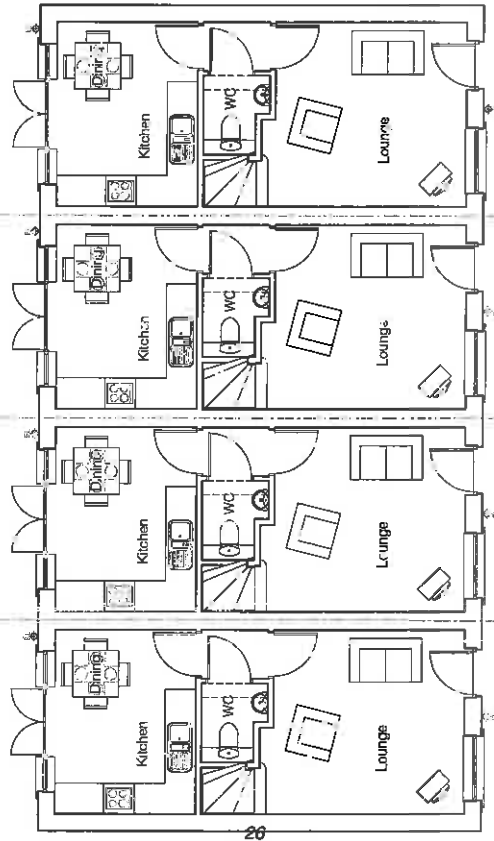
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Story Construction Ltd.
Burgess Industrial Estate, Carlisle, Cumbria, CA2 7NA
Tel 01228 640888 Fax 01228 640889



⊕ EL = Energy Efficient Exterior Lighting

PLANNING APP



Grindledyke

Phase 1, Carlisle

The Alder

Plot 1, 12, 13

Planning Plans 2

TERRACE

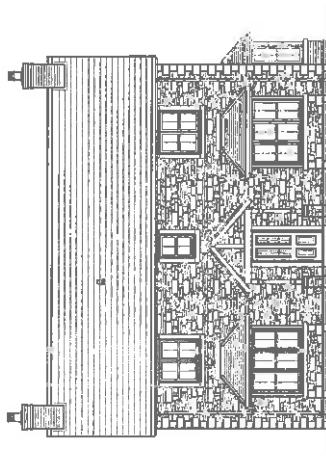
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Story Construction

Bright Future Building Ltd.

Tel: 01228 644444

Plot 1, 12, 13



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Ash

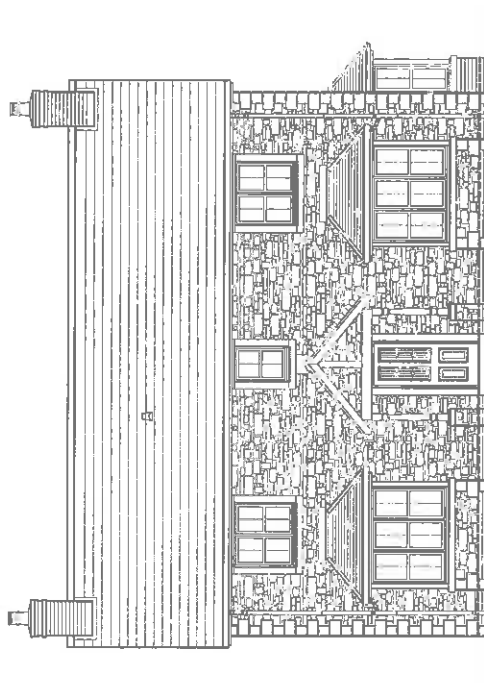
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GF/FF 124.26 sq.m. (1337.53 sq.ft.)

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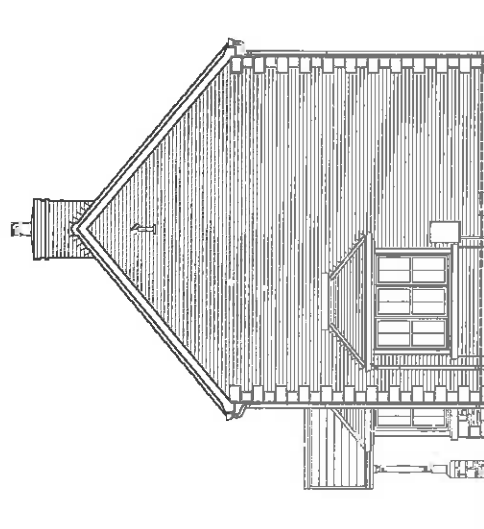
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

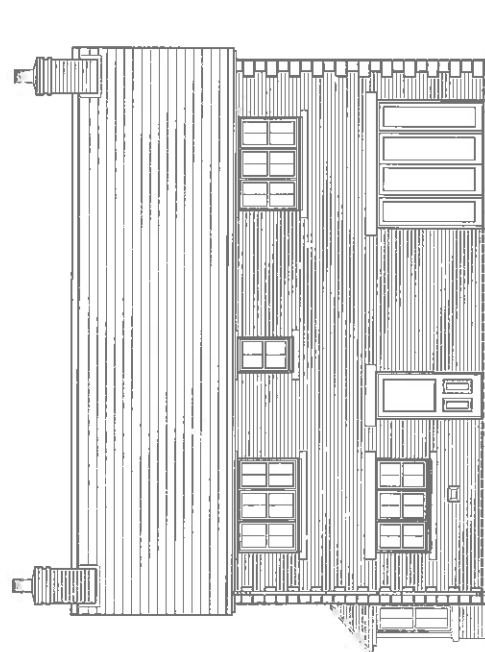
Fax 01228 640851



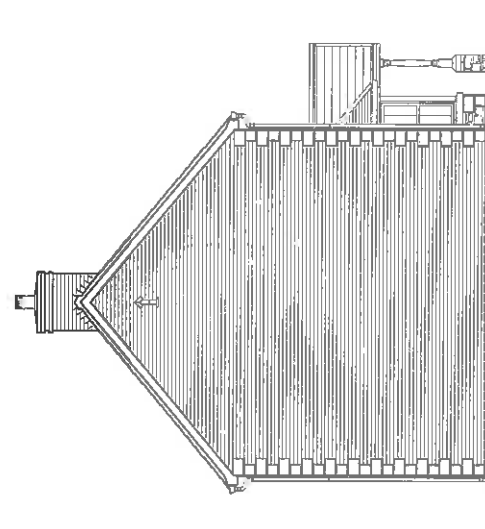
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP

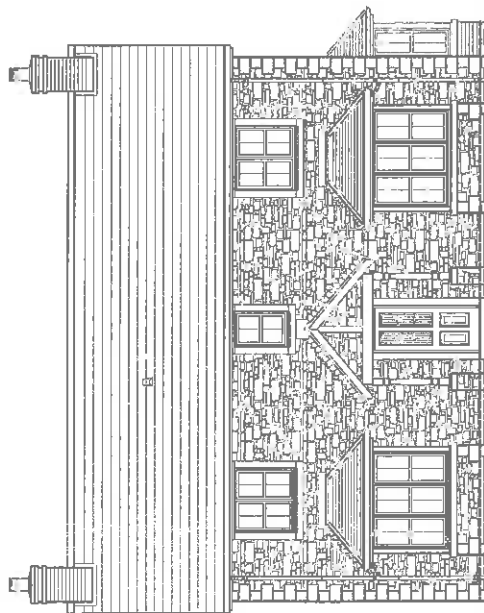


Grindledyke
Phase 1, Carlisle

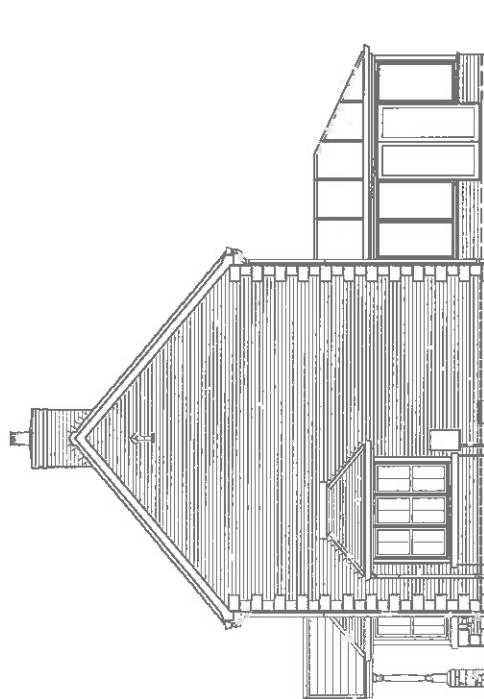
The Ash
71, 72, 73 & 22

Planning Elevations 1

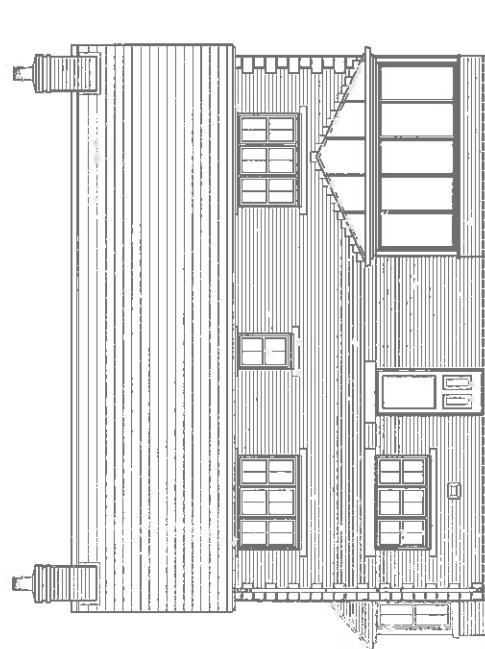
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| PROJECT NO. | ASH - PLE1 | DATE | 13/03/2017 |
| PROJECT NAME | ASH - PLE1 | SCALE | 1:100 |
| PROJECT LOCATION | ASH - PLE1 | PROJECT NO. | 1 |
| PROJECT DESCRIPTION | ASH - PLE1 | PROJECT NO. | 1 |



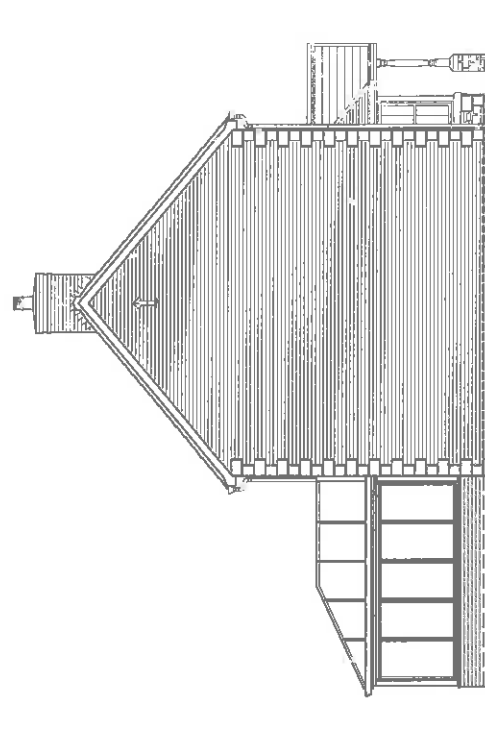
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



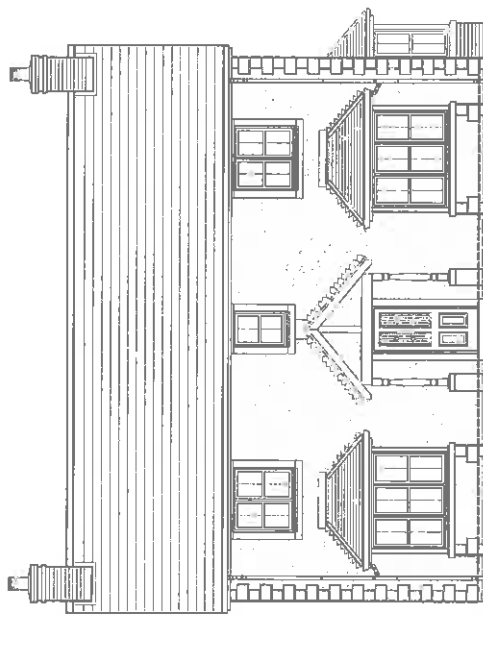
Crindledyke
Phase 1, Carlisle

The Ash

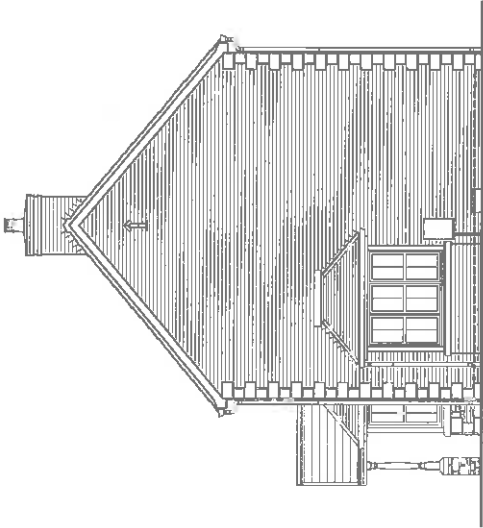
Planning Elevations 2

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| DATE: 10/01/2011 | SCALE: 1:50 | REVISION: |
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| CHECKED BY: AS | | |
| DESIGNED BY: AS | ASH - PLE2 | |
| REGION: NORTH | SH075 | |
| APPROVED BY: AS | | |
| REVISION: | | |

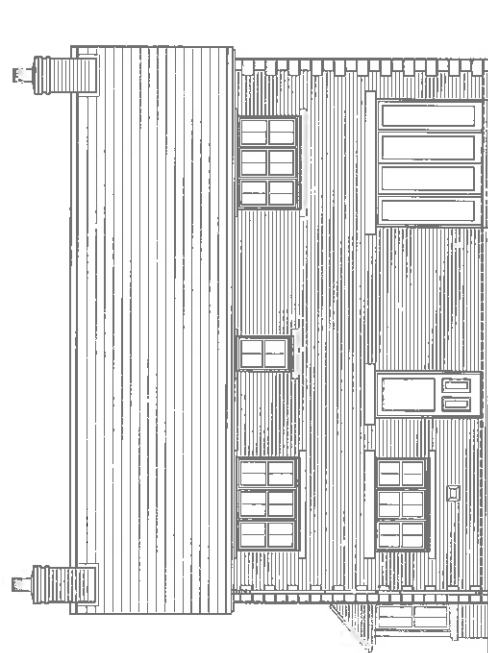
Story Construction Ltd.
Buckley Industrial Estate, Gillingham, Dorset, DT2 7NQ.
Tel: 01228 644444 Fax: 01228 644444



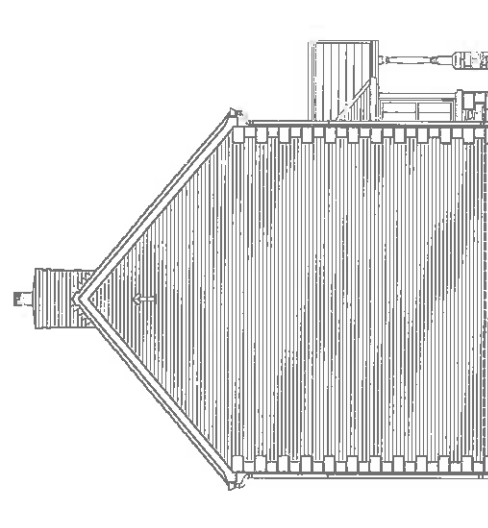
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



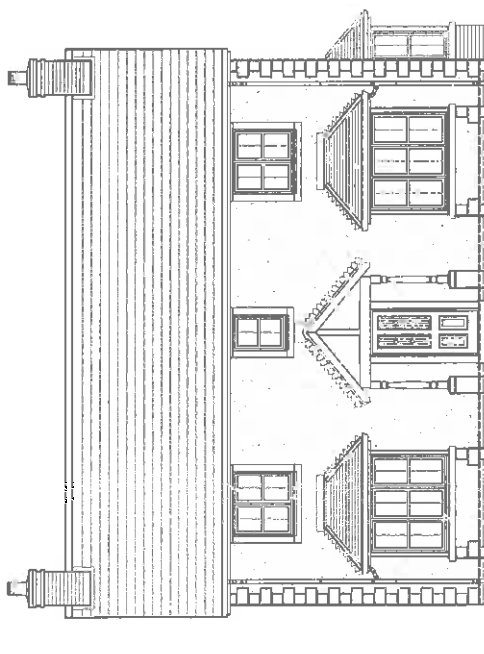
DEVELOPMENT
Grindledyke
Phase 1, Carlisle

PROJECT TYPE
The Ash
PLAT 121 & 21

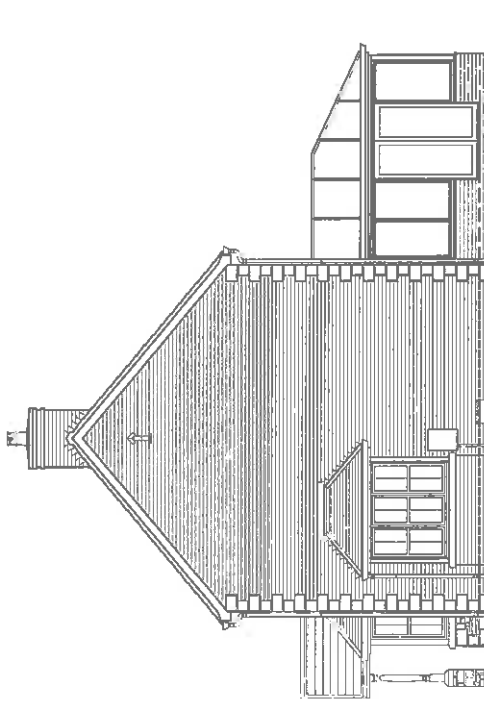
Planning Elevations 3

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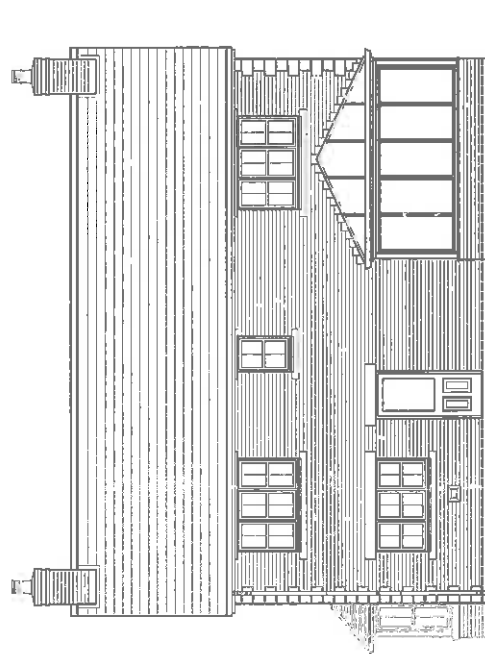
STORY Construction
Bridgford Industrial Estate, C.A.
Tel: 01323 640000
Fax: 01323 640001



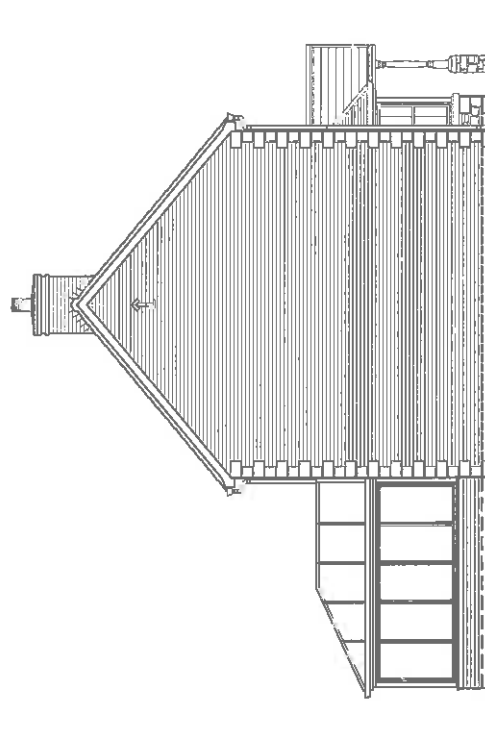
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



DISCLAIMER
Crindledyke
Phase 1, Carlisle

NOISE TYPE
The Ash

PLUTS 21.0.75 - 101.1.2016.001

Planning Elevations 4

RENDER / FRICK

DATE 11.10.16

SCALE 1:100

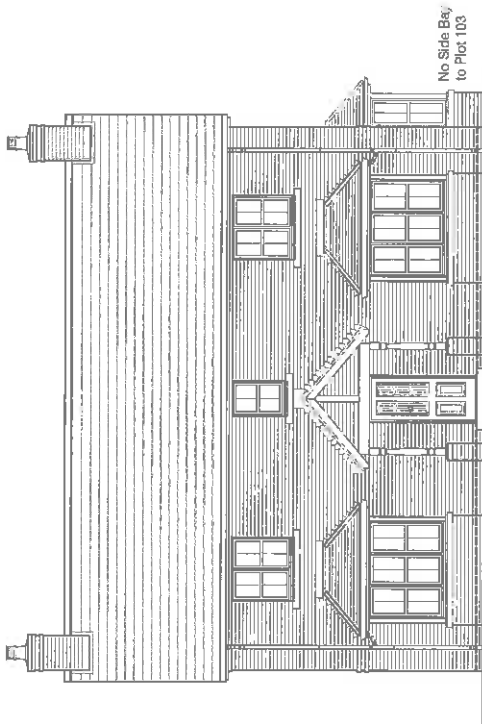
ASH - PLE4

NOISE REF

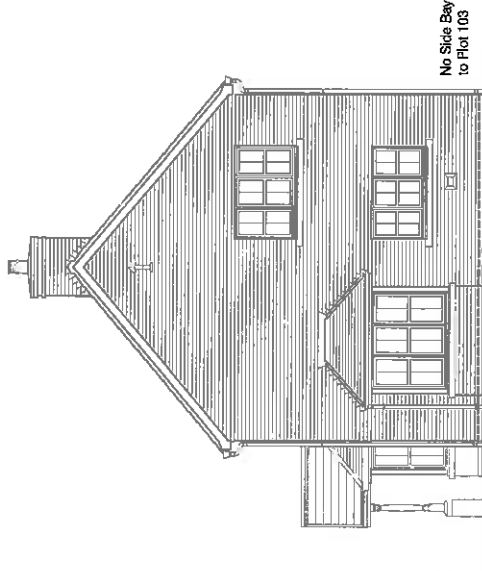
SH075

NOISE REF

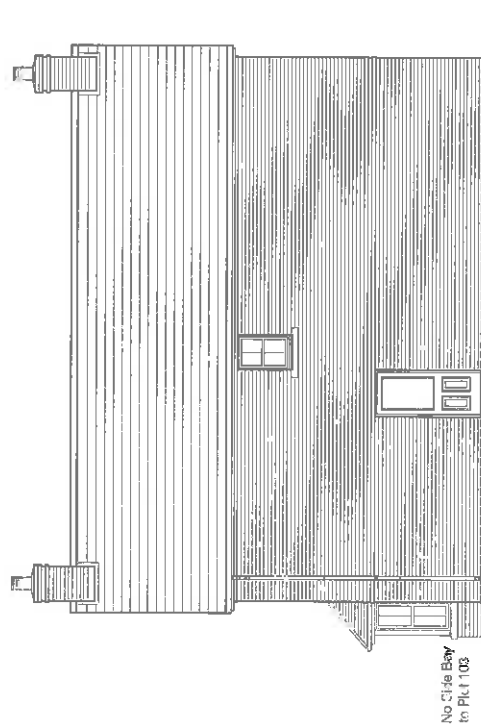
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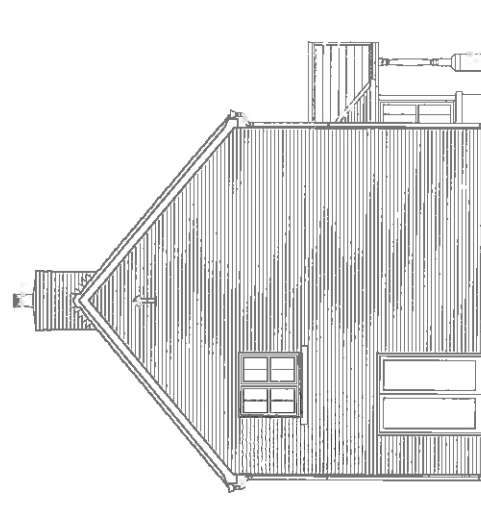
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



Grindledyke
Phase 1, Carlisle

The Ash

PLU 13.1C.07.03.103

Planning Elevations 5

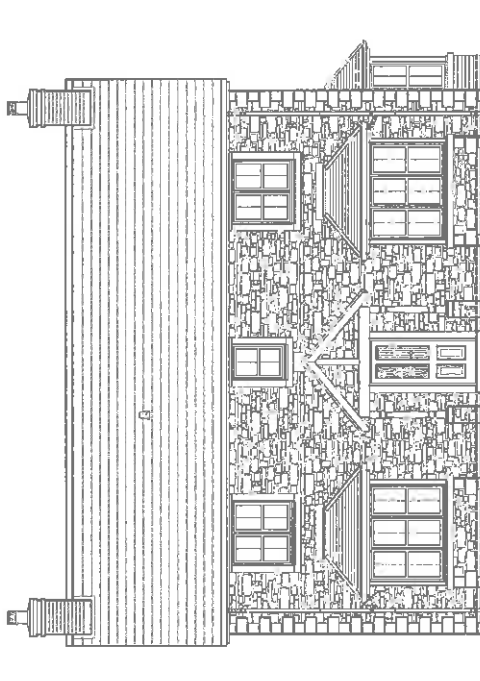
BRICK & GUTTER

| REVISION | DATE | BY | SCALE | NOTES |
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| 2 | 13/07/20 | SH075 | 1:50 | |

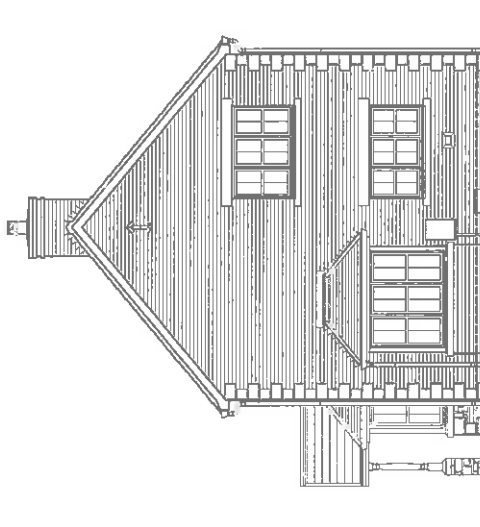
Story Construction Ltd
Burgess Road, Carlisle, Cumbria, CA1 1JN

Tel: 01273 648929

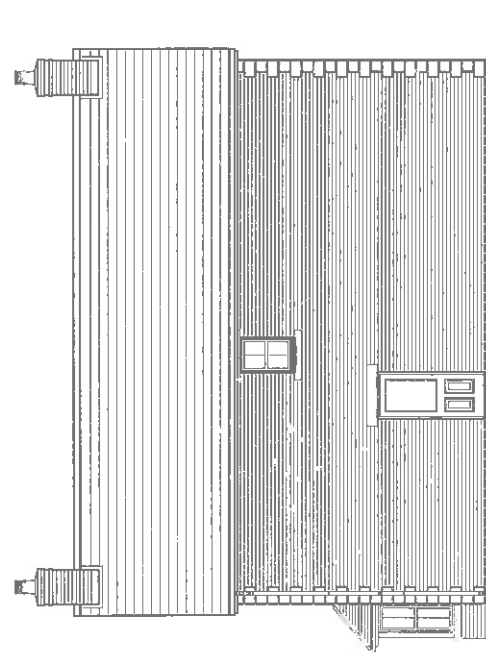
Plot 103



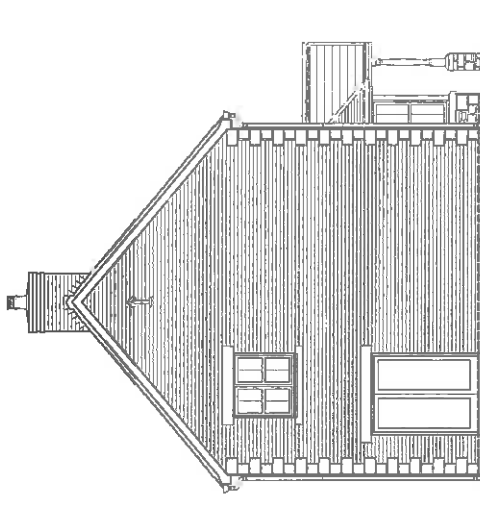
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



Crindledyke
Phase 1, Carlisle

The Ash

PL JF-4318

103.430

Planning Elevations 7

STONE & BRICK COASTERS TURNER

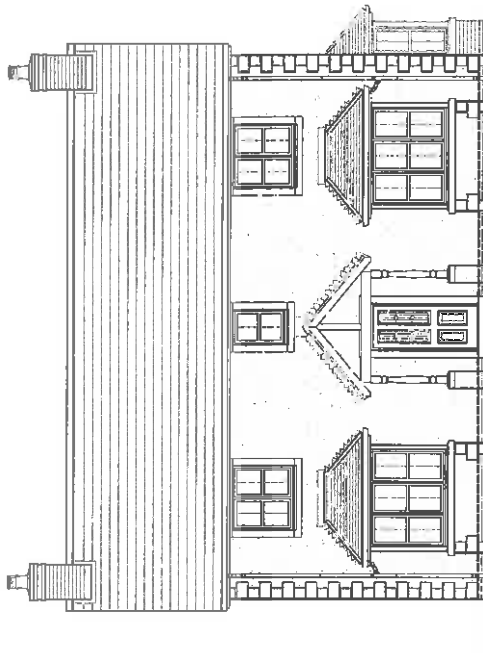
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Two-Story Construction
Burgh Rd Industrial Estate, NY

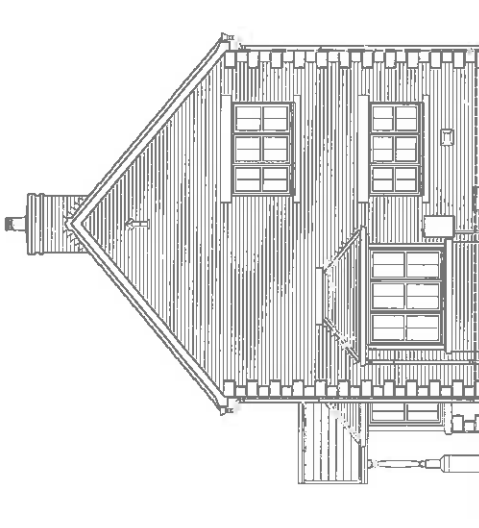
Borough Rd II, Industrial Estate, 150V

U-4

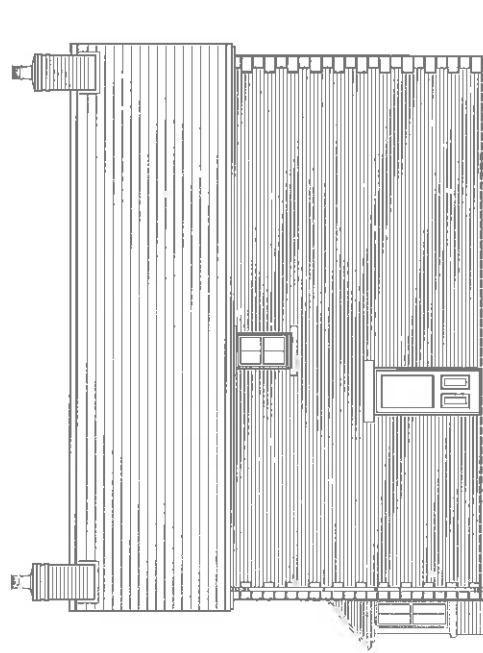
$$4.0 \times 10^{-2} \text{ A} \approx 7 N_{\text{eff}}$$



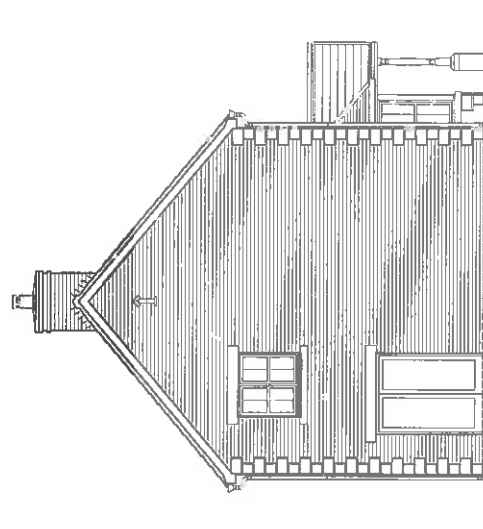
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



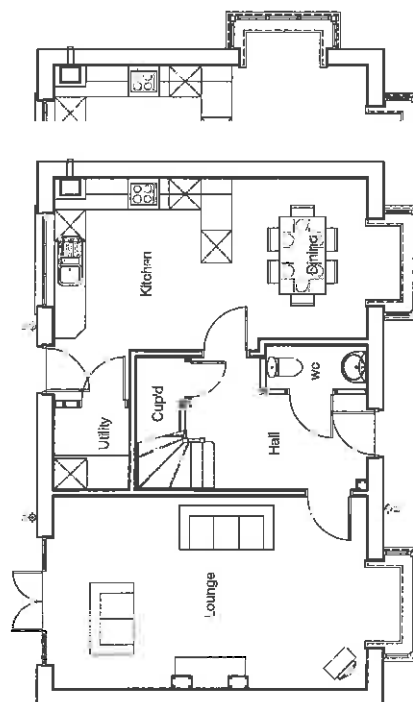
DE ELEVATION Grindledyke
Phase 1, Carlisle

PLANT TYPE
The Ash
PLT73

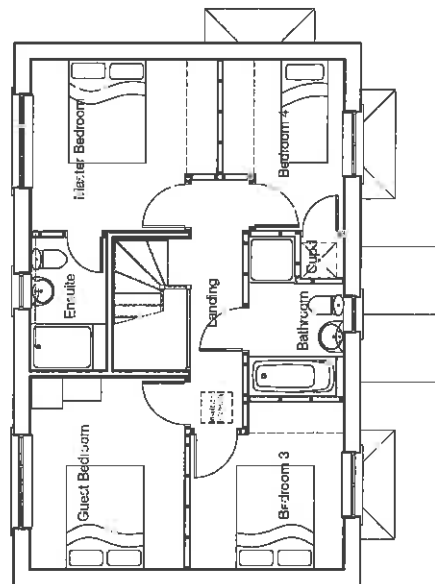
DRAWING
Planning Elevations 9
RENDER: A. BRINCKLEY/TURNER

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STORY Construction
Buckingham Palace Road, London, W1A 0AA
Tel: 01226 640000 Fax: 01226 640001



Ground Floor Plan



First Floor Plan

⚡ EL = Energy Efficient Exterior Lighting

PLANNING APP

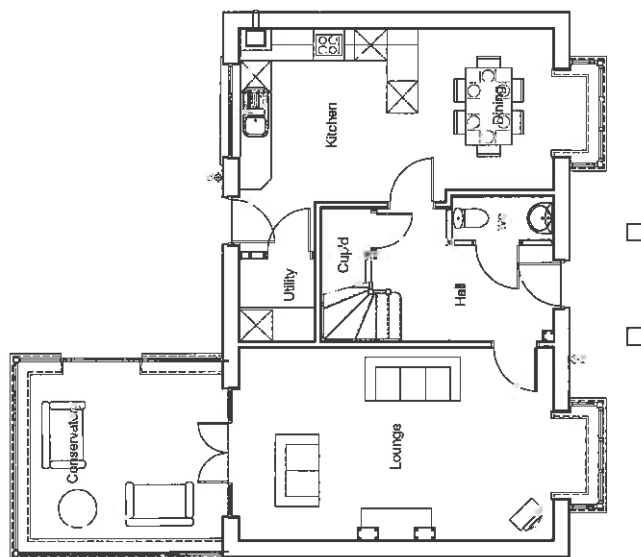


Development
Grindledyke
Phase 1, Carlisle

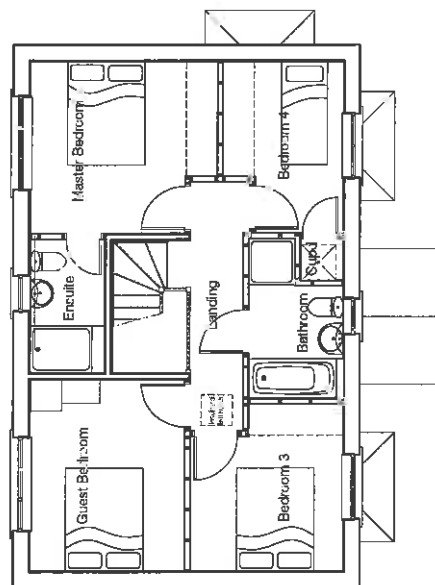
Plot Type
The Ash
PL075 13, 22, 31, 35

Planning Plans 1

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| DRAWN BY | AS | DATE | 15.04.21 |
| CHECKED BY | AS | DATE | 15.04.21 |
| APPROVED BY | ASH - PLP1 | DATE | - |
| REVISION | SH075 | DATE | 15.04.21 |
| REVISION | SH075 | DATE | 1 |



Ground Floor Plan



First Floor Plan

◇ EL = Energy Efficient Exterior Lighting

PLANNING APP

STORY HOMES

Crindledyke
Phase 1, Carlisle

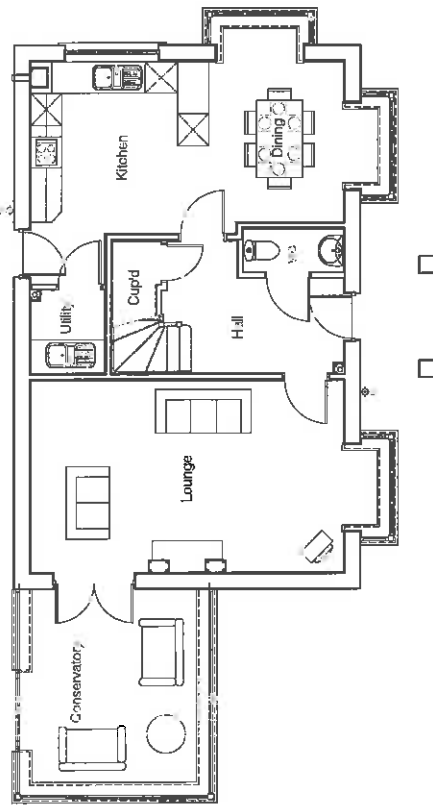
The Ash

PLATS 15, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

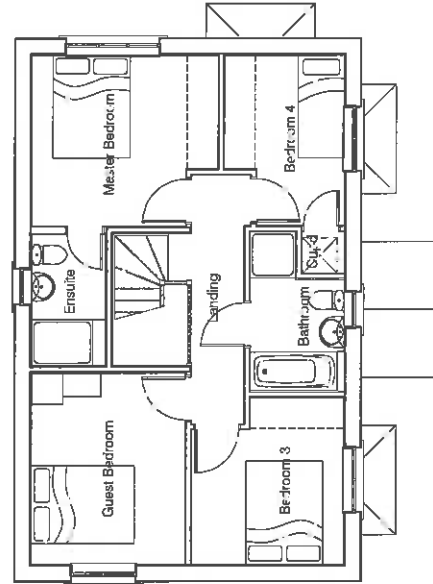
Planning Plans 2

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| CHECKED BY | SH075 | REVISION | 1 |
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| CHECKED BY | SH075 | DATE | 15/04/2019 |
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| DESIGNED BY | ASH - PLP2 | DATE | 15/04/2019 |
| CHECKED BY | SH075 | DATE | 15/04/2019 |

Story Construction Ltd.
Burgh Road Industrial Estate, Carlisle, Cumbria, CA2 7NU.
Tel 01223 444444 Fax 01223 444444



Ground Floor Plan



First Floor Plan

EL = Energy Efficient Exterior Lighting

PLANNING APP



DEVELOPMENT
Crindledyke
Phase 1, Carlisle

The Ash

PLOTS 1, 12, 16, 26, 27, 28, 113 - with associated area

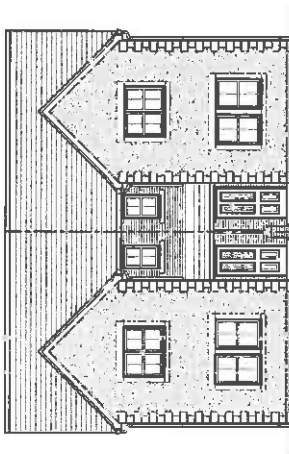
Planning Plans 4

CORNER TYPING

| | |
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| DATE | 16/01/2017 |
| SCALE | 1:1000 |
| PLANNING NUMBER | ASH - PLP 4 |
| REVISION | SH075 |
| DATE | 16/01/2017 |
| BY | 1 |

C-Story Construction Ltd.

Burg Rd Industrial Estate, Carlisle, Cumbria, CA2 7WJ
Tel 01228 540954 Fax 01228 540955



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Aspen

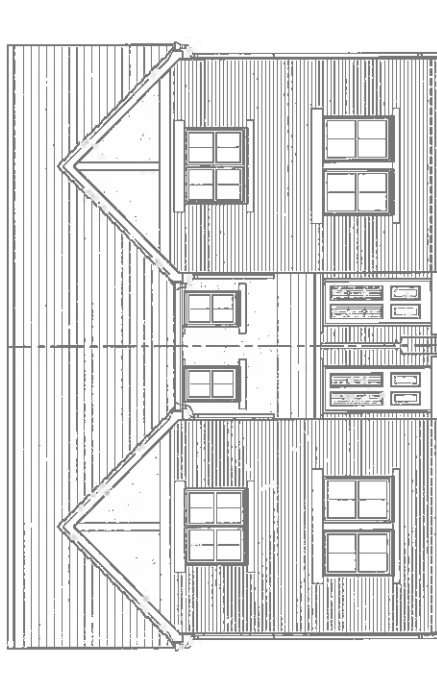
GF/FF 88.69 sq.m. (954.65 sq.ft.)

© **Story Construction Ltd.**

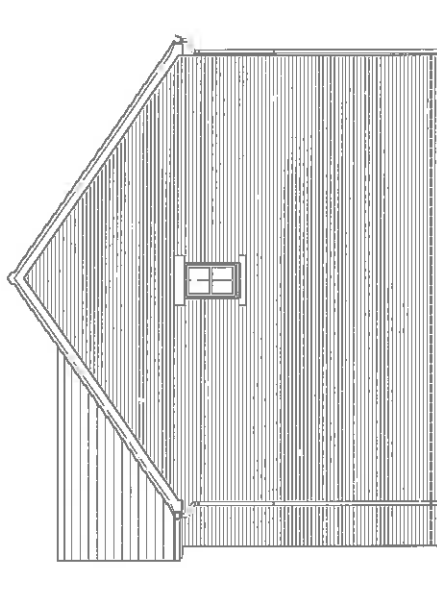
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

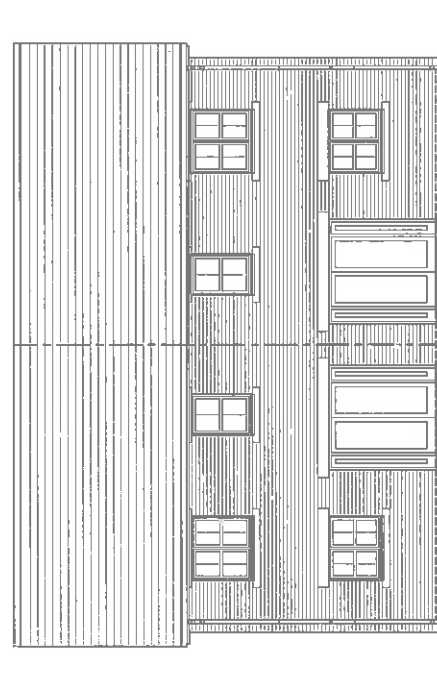
Fax 01228 640851



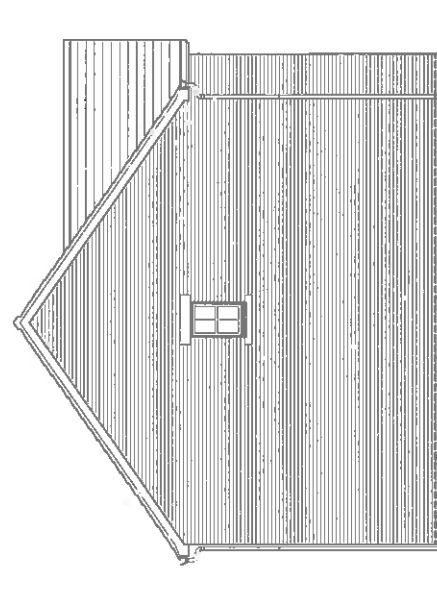
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



DEVELOPMENT Crindledyke

Phase 1, Carlisle

HOUSE TYPE

The Aspen

PL157.0.19.24.12.13.14.12.15.127

DRAWING

Planning Elevations 1

DATE 15-1-12

SCALE 1:100

DATE 15-1-12

SCALE 1:100

DATE 15-1-12

SCALE 1:100

DATE 15-1-12

SCALE 1:100

DATE 15-1-12

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SCALE 1:100

DATE 15-1-12

SCALE 1:100

4-Story Construction Ltd.

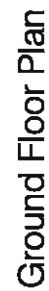
Design and Construction Ltd.

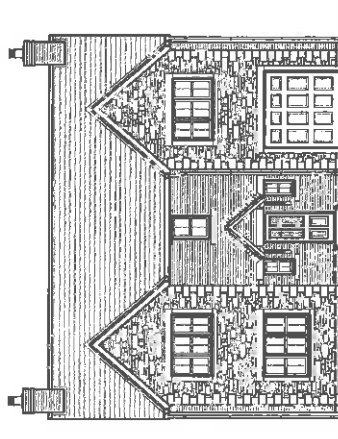
Design and Construction Ltd.

Design and Construction Ltd.

Design and Construction Ltd.

Design and Construction Ltd.





PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Beech

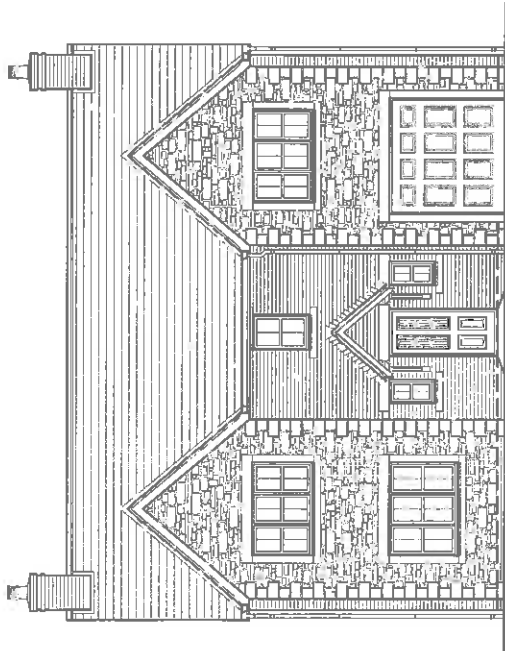
Four Bedroom Detached Property
Integral Single Garage
GF/FF 160.16 sq.m. (1724 sq.ft.)
Garage 19.49 sq.m (209sq.ft.)

© **Story Construction Ltd.**

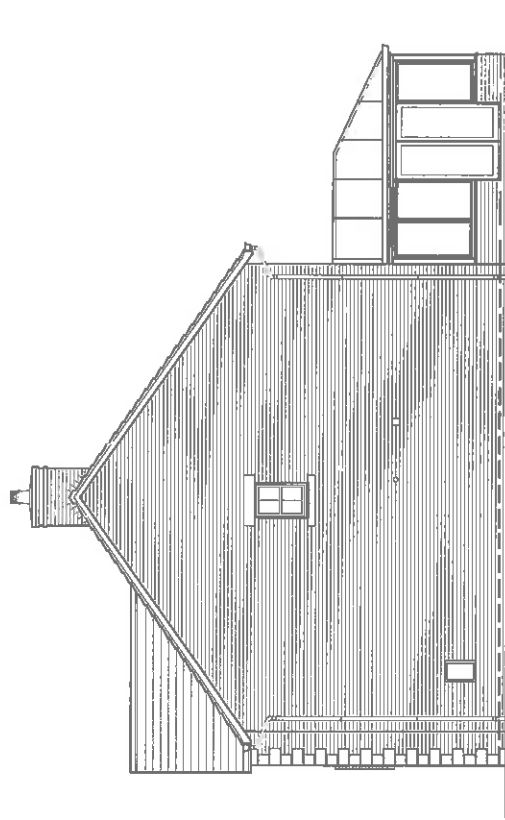
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

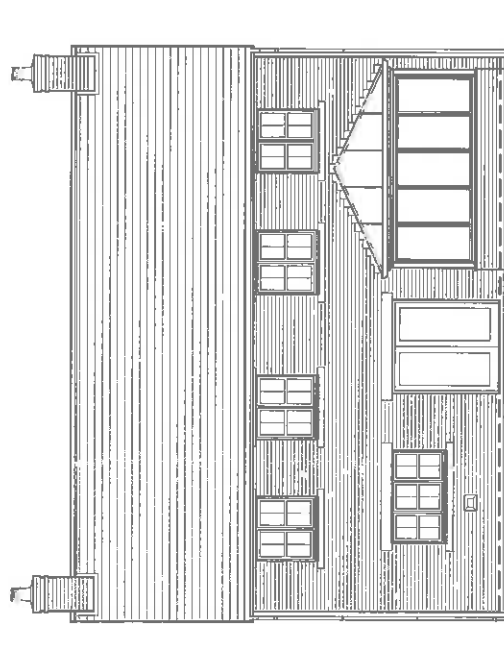
Fax 01228 640851



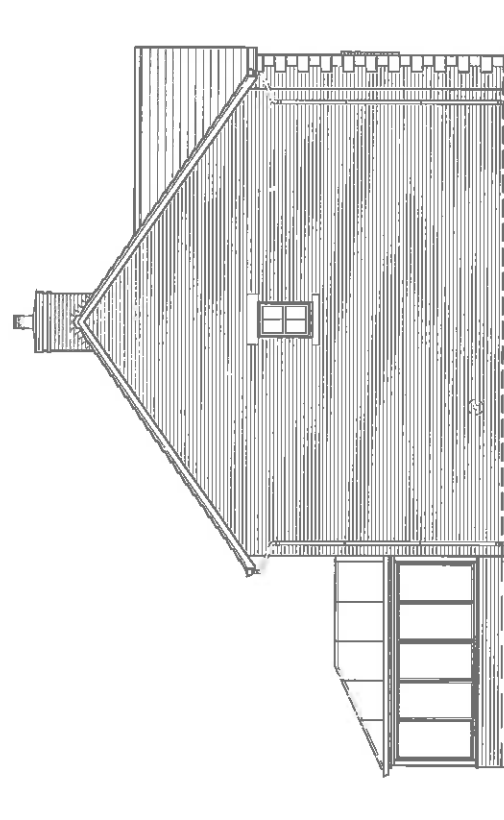
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



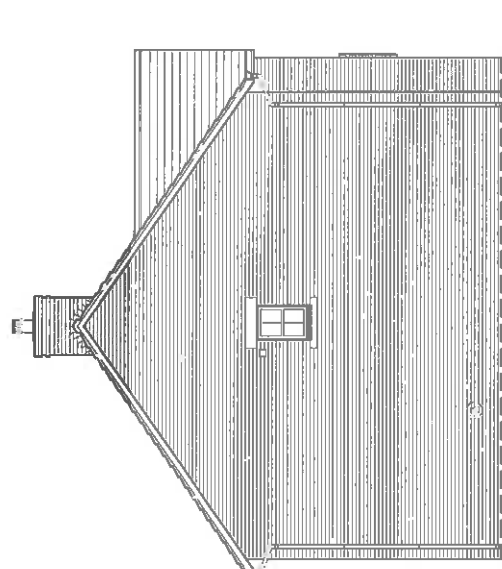
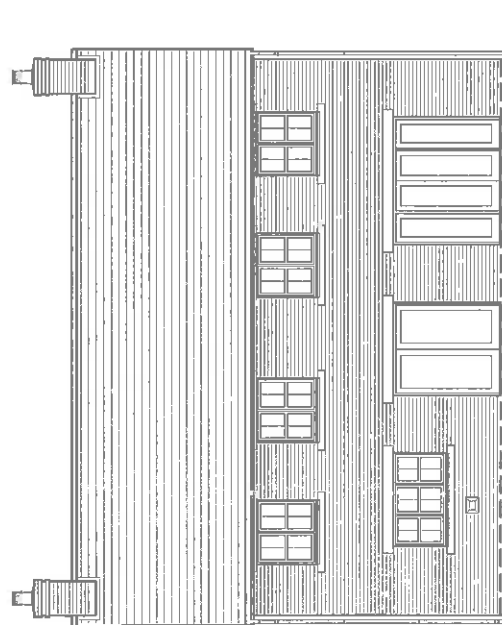
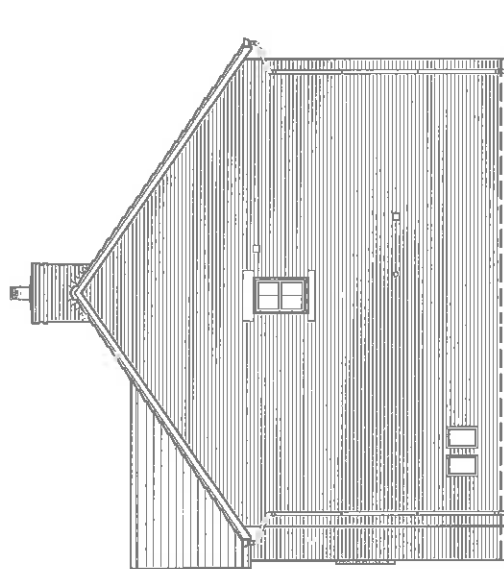
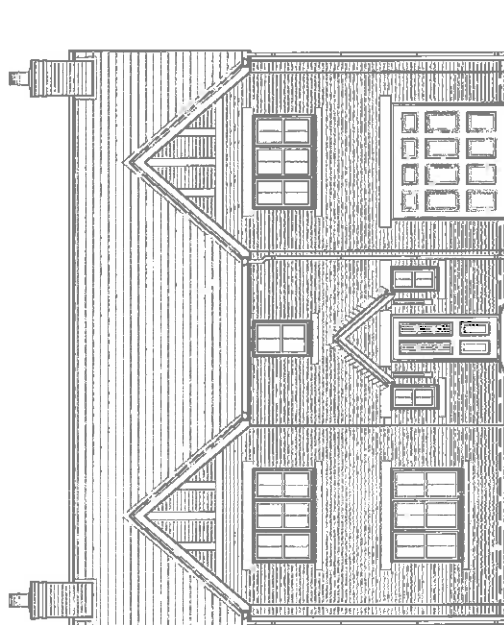
CRINDLEDYKE
Phase 1, Carlisle
The Beech

PLANS 12 & 61 - 10th Nov 2011

Planning Elevations 2

| | |
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| DATE | 10/11/12 |
| CHECKED BY | SCALE 1:500 |
| DESIGNED BY | BEE - PLE2 |
| LOCATION | SH075 |
| REVISIONS | 1 |

Story Construction
Building & Planning
Tel 01228 648888



PLANNING APP



Crindledyke

Crindledyke

Phase 1, Carlisle

The Beech

Plots 12 41.45 Δ 163

Planning Elevations 3

BRIK WORK

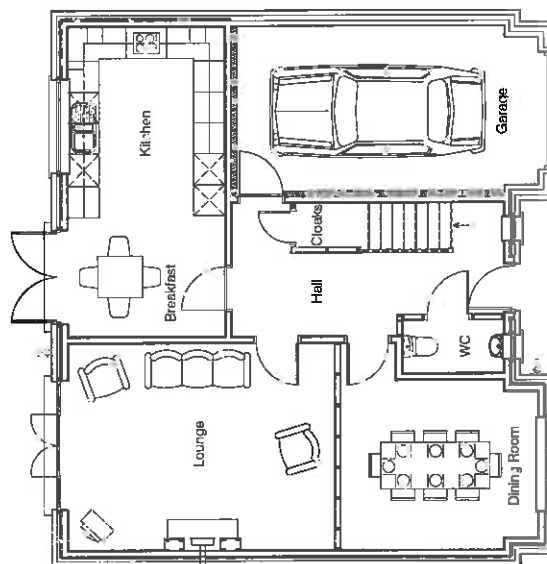
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| | | | |
| DATE AND TIME IN | BEE - PLE3 | DATE AND TIME IN | BEE - PLE3 |
| RETURN DATE | SH075 | RETURN DATE | SH075 |
| SITE REFERENCE | | SITE REFERENCE | |
| | | | |

Story Construction Ltd.

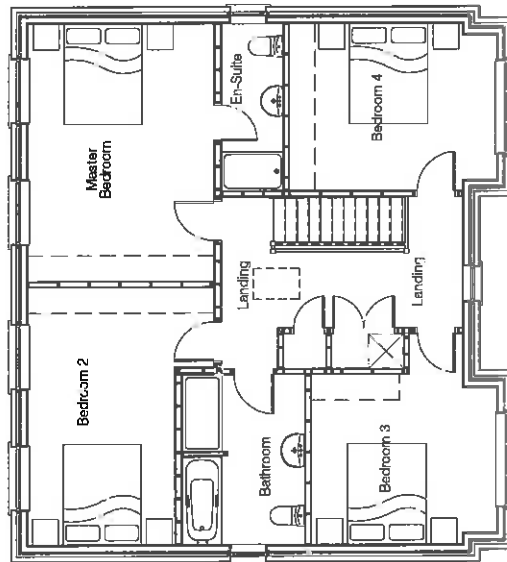
Enriched Industrial Estate, Carleton, Cumbria, S2 7NS

Tel 04334 01002

700 14320 100174



Ground Floor Plan



First Floor Plan

4 EL = Energy Efficient Exterior Lighting

PLANNING APP



DEVELOPER
Crindledyke

Phase 1, Carlisle

The Beech

Plans 2, 3, 4, 10, 41, 45, 51 & 121

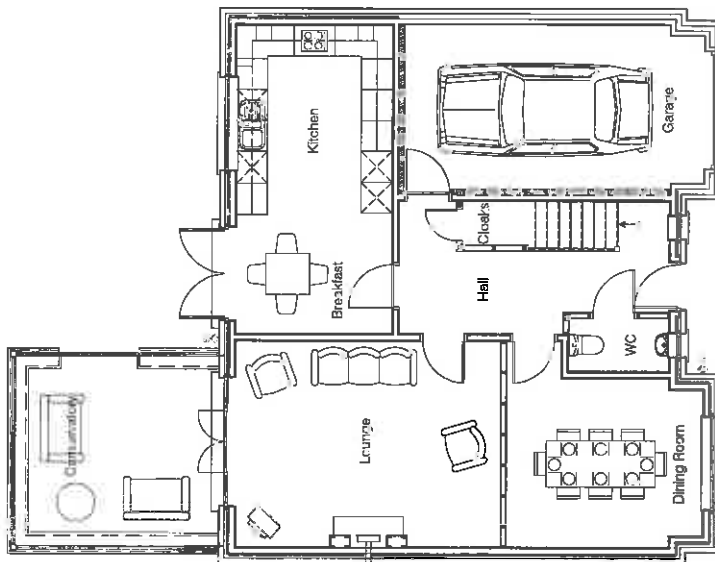
Planning

Planning Plans

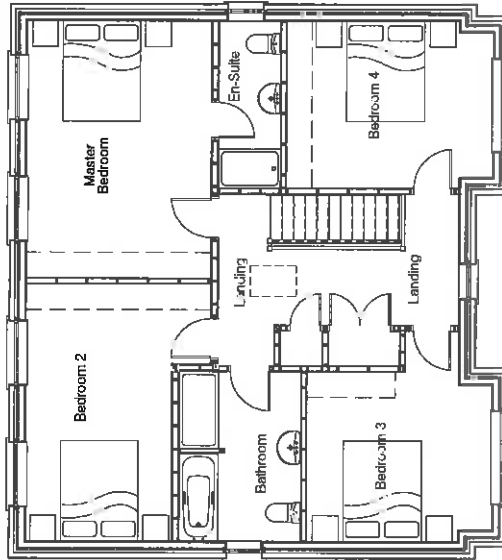
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| DESIGNED BY | BEE - PLP |
| REVISION DATE | SH075 |
| DIFFERENCE | 1 |

Story Construction Ltd.

Tough Rd, Market Estate, Carlisle, Northumbria, UK
Tel 01273 540850 Fax 01273 540851



Ground Floor Plan



First Floor Plan

⊕ EL = Energy Efficient Exterior Lighting

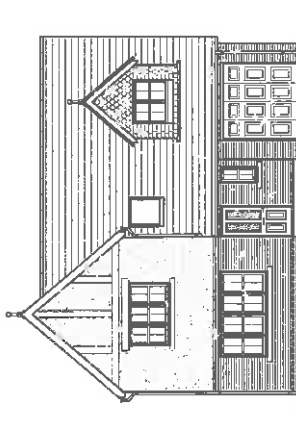
PLANNING APP



CRINDLEDYKE
Phase 1, Carlisle
The Beech

Planning Plans 2

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| DATE | 15/03/13 |
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| FOOTING | SH075 |
| REVISIONS | 1 |



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Cedar

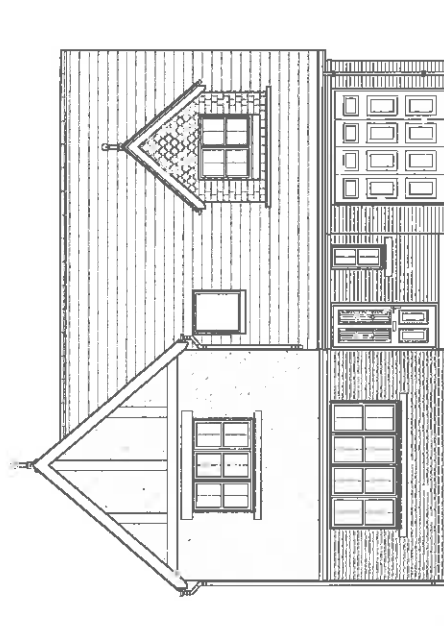
Integral Garage
GF/FF 130.01 sq.m. (1399.44 sq.ft.)
GARAGE 13.10 sq.m. (140.95 sq.ft.)

© **Story Construction Ltd.**

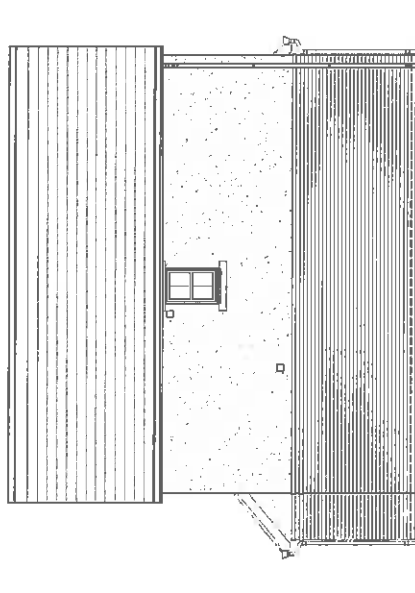
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

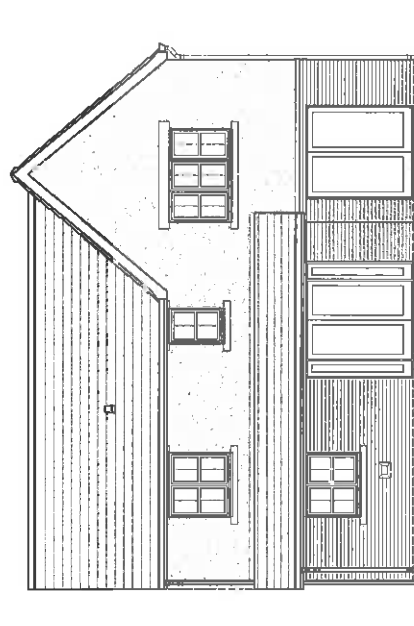
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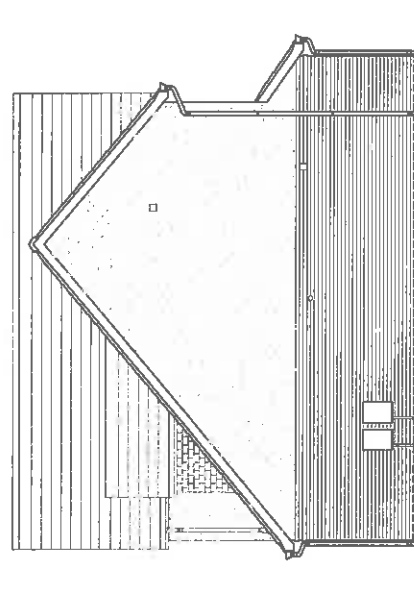
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

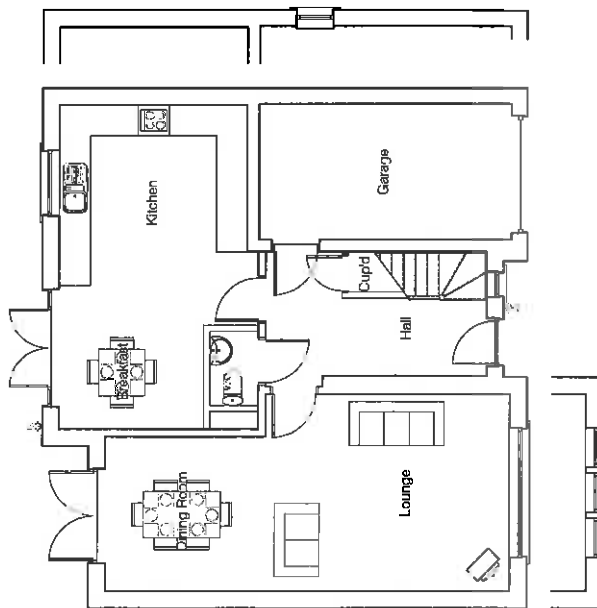
PLANNING APP



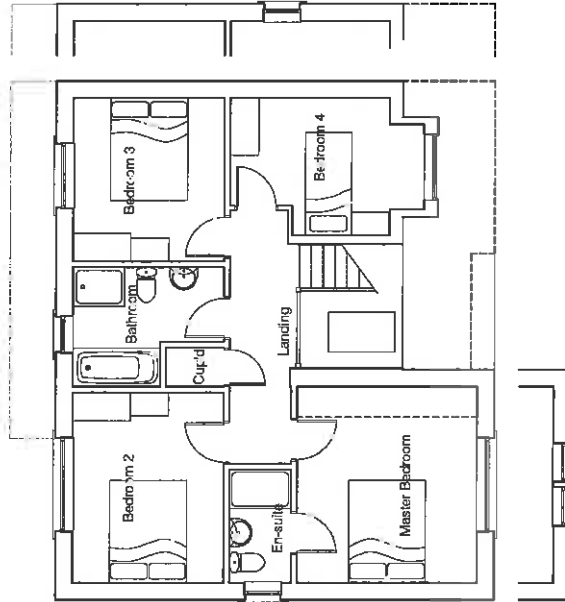
DEVELOPMENT
Crindledyke
Phase 1, Carlisle
The Cedar
DATE: 17.21.19, 18.04.19, 19.01.19

Planning Elevations 1

| | | |
|----------------|----------------|----------------|
| DATE: 17.21.19 | DATE: 18.04.19 | DATE: 19.01.19 |
| CD - PLE1 | SH075 | 1 |
| CD - PLE1 | SH075 | 1 |



Ground Floor Plan
Window to Garage to plot 3 only



First Floor Plan
Window to Bed 4 to plot 3 only

⚡ EL = Energy Efficient Exterior Lighting

PLANNING APP



Crindledyke

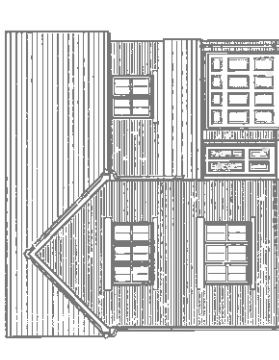
Phase 1, Carlisle

The Cedar

Plot 3, 17, 21, 23, 25, 27, 29 & 31

Planning Plans

| Drawn By | Ad | Date | Scale | Rev |
|---------------|-----------|------|-------|-----|
| Checked By | | | | |
| Design Number | CED - PLP | | | |
| Revision | SH075 | | | |
| Author | | | | |



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Cypress

Integral Garage
GF/FF 121.77 sq.m. (1310.68 sq.ft.)
GARAGE 12.53sq.m. (134.82 sq.ft.)

© **Story Construction Ltd.**

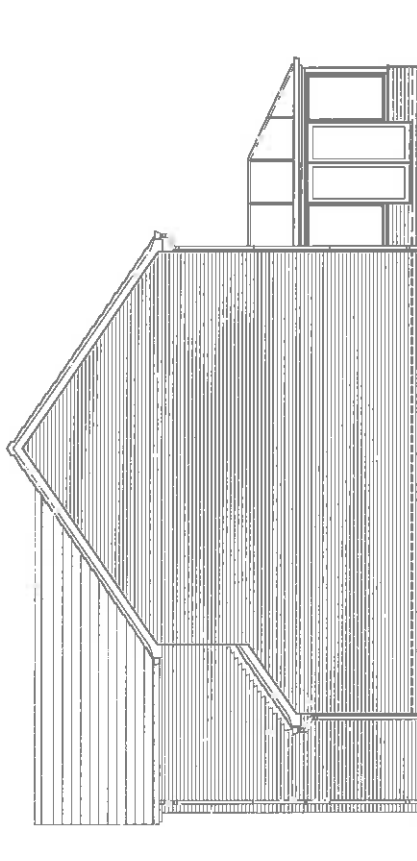
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

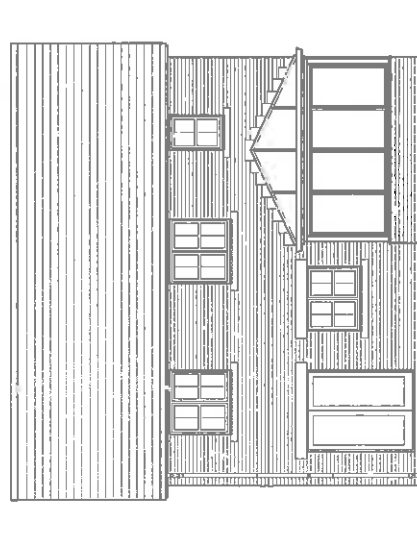
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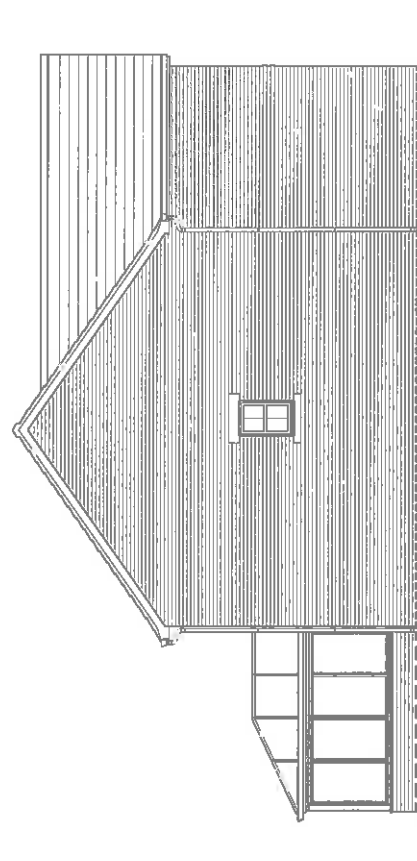
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



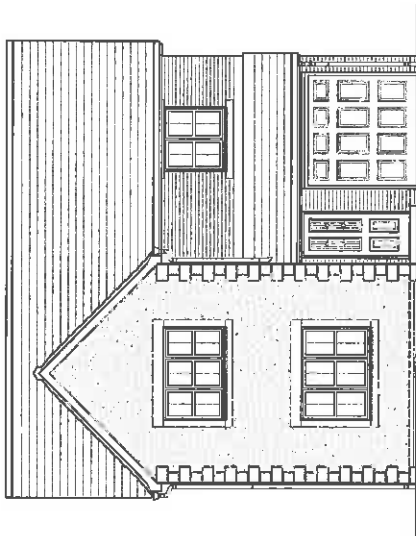
Crindledyke
Phase 1, Carlisle

The Cypress

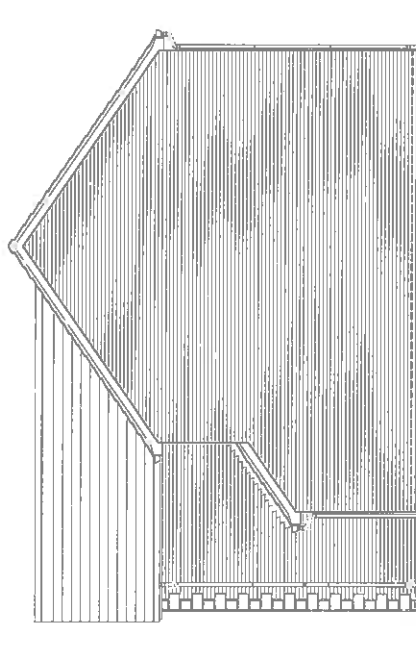
Plot 1, 20, 21, 22, 23, 24, 25, 26, 27, 28

Planning Elevations 2

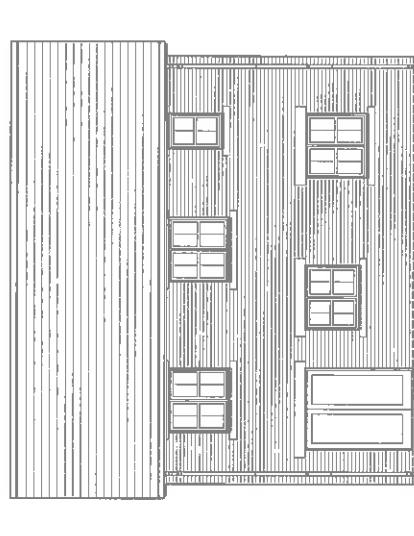
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| BY | SH075 |
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| DC - SHEET REFERENCE | SH075 |
| REVISION | |



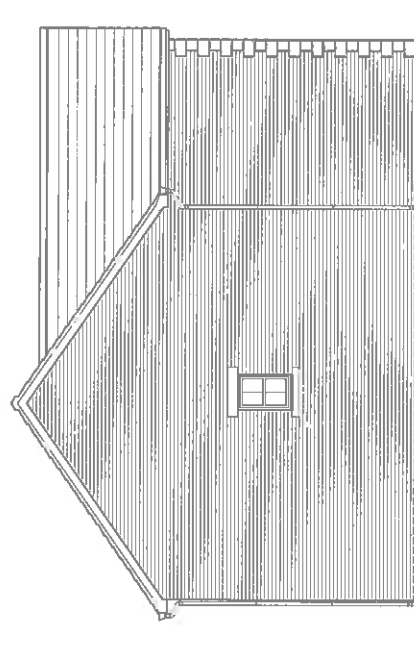
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



DE BLAUNT Crindledyke

Phase 1, Carlisle

The Cypress

Plot 1, 11, 12, 13, 14, 15, 16, 17

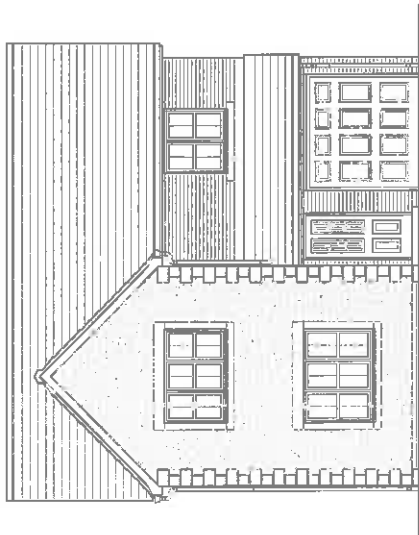
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| DESIGNED | DATE | 15/01/18 | 15/01/18 | 1/4" = 1'-0" | 1/4" = 1'-0" | SH075 | 1/4" = 1'-0" |
| PROJECT | DATE | 15/01/18 | 15/01/18 | 1/4" = 1'-0" | 1/4" = 1'-0" | SH075 | 1/4" = 1'-0" |
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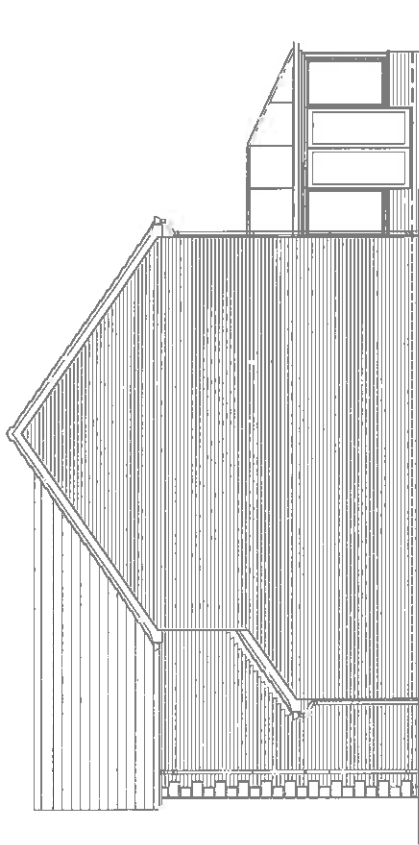
Story Construction Ltd

Brighton Road, Brighton, East Sussex, BN1 1AA

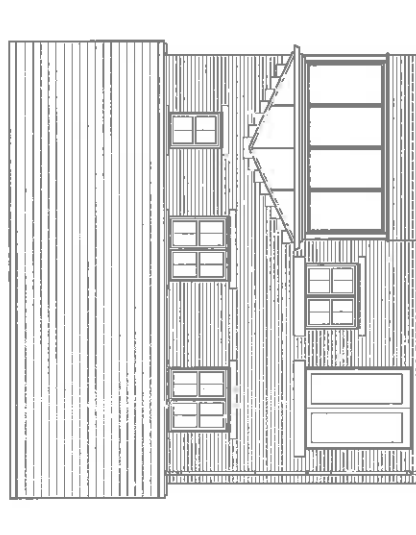
Tel: 01273 848880 Fax: 01273 848881



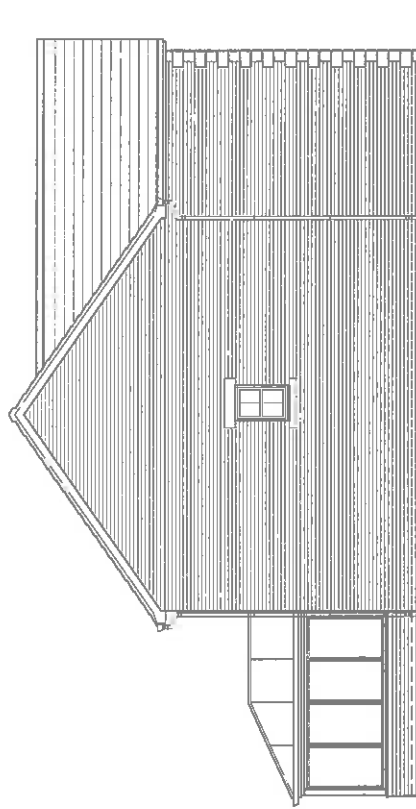
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

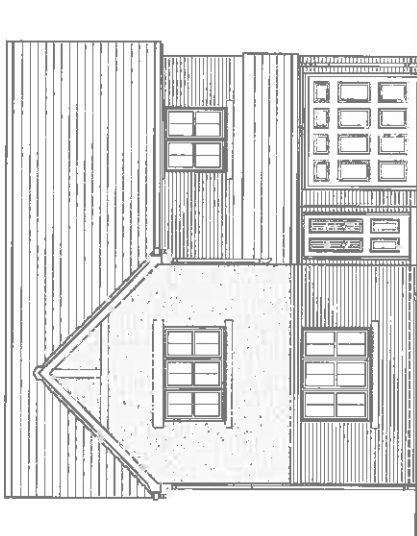
PLANNING APP



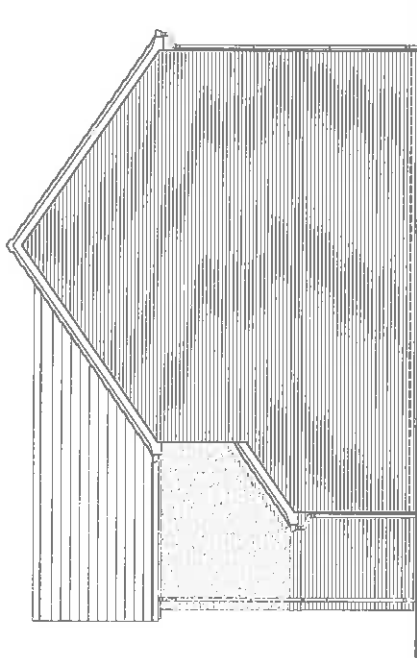
DEVELOPER
Crindledyke
Phase 1, Carlisle
The Cypress

PROJECT
Planning Elevations 4

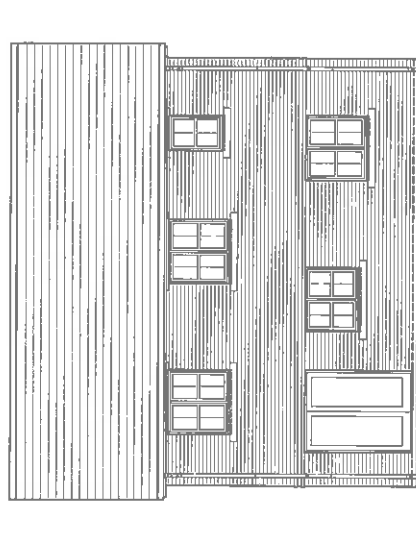
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| DESIGNED BY | AS | REVISION | SH075 |
| APPROVED BY | AS | MAX. REVISION | 1 |



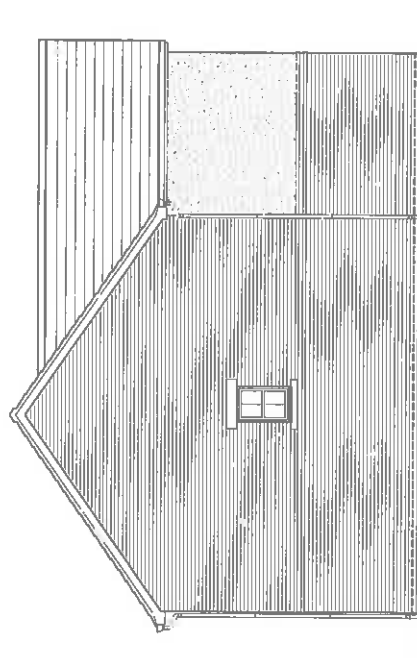
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



CRINDLEDYKE
Phase 1, Carlisle

The Cypress

FLR: 27, 43, 70 & 112

Planning Elevations 5

DATE: 1/10/12

CHECKED BY: [Signature]

SCALE: 1/8" = 1'-0"

REVISION:

CYP - PLE5

SH075

1

REVISION:

1

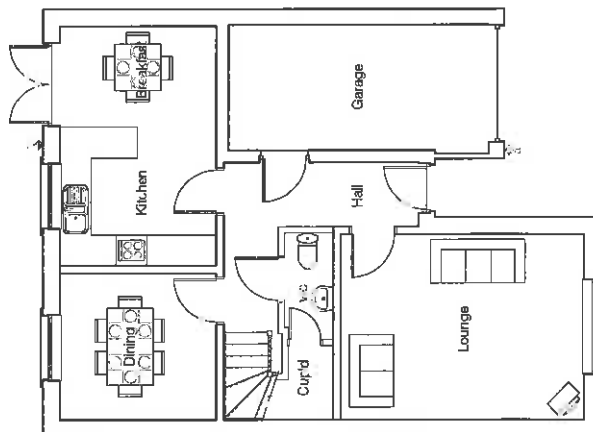
Story Construction Ltd

Plot 1, The Mill, 15, The Mill, 15, The Mill, 15

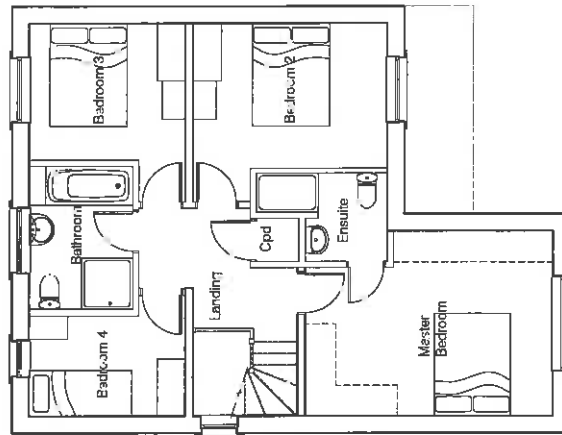
Tel: 01228 664880

Plot: 15, 70

Plot: 15, 70



Ground Floor Plan



First Floor Plan

EL = Energy Efficient Exterior Lighting

PLANNING APP



Crindledyke

Phase 1, Carlisle

The Cypress

DRG 1768

HOUSE 1768

DATE 10/10/18

SCALE 1:500

PROJECT 1768

CLIENT 1768

DESIGNER 1768

DATE 10/10/18

SCALE 1:500

PROJECT 1768

CLIENT 1768

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PROJECT 1768

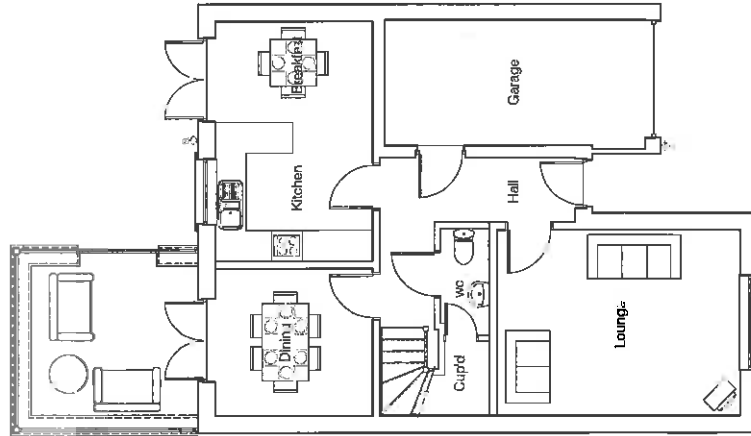
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DESIGNER 1768

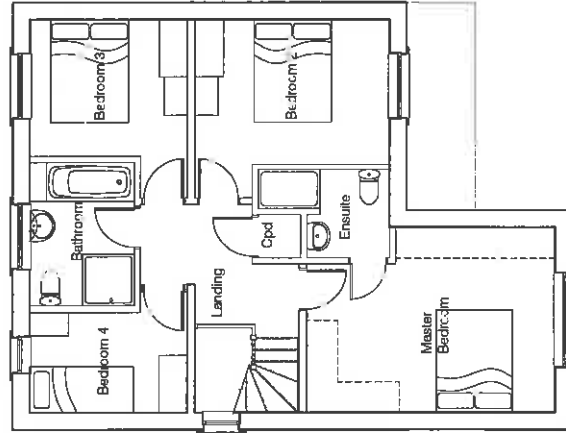
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SCALE 1:500

PROJECT 1768



Ground Floor Plan



First Floor Plan

EL = Energy Efficient Exterior Lighting

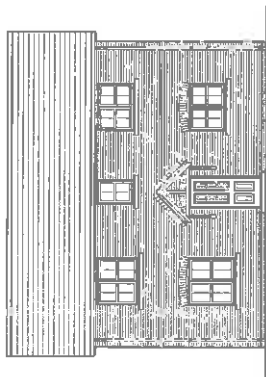
PLANNING APP



Crindledyke
Phase 1, Carlisle
The Cypress

Planning Plans 2

| | | | |
|----------------------|------------|----------------------|----------|
| DATE | 11/01/12 | DATE | 11/01/12 |
| DESIGNED BY | AB | CHECKED BY | AB |
| SCALE | 1:100 | SCALE | 1:100 |
| REVISION NUMBER | CYP - PLP2 | REVISION NUMBER | SH075 |
| REVISION DESCRIPTION | | REVISION DESCRIPTION | |
| REVISION DATE | | REVISION DATE | |



PLANNING APP



Crindledyke, Phase 1
SH075

The Elder (Detached)

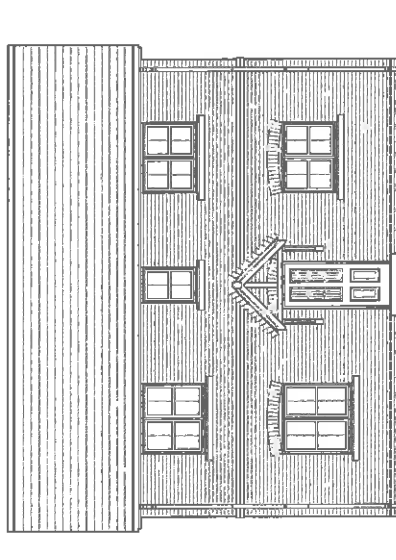
GF/FF 95.78 sq.m. (1030.95 sq.ft.)

© **Story Construction Ltd.**

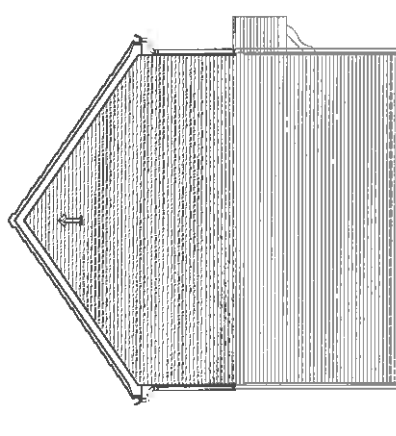
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

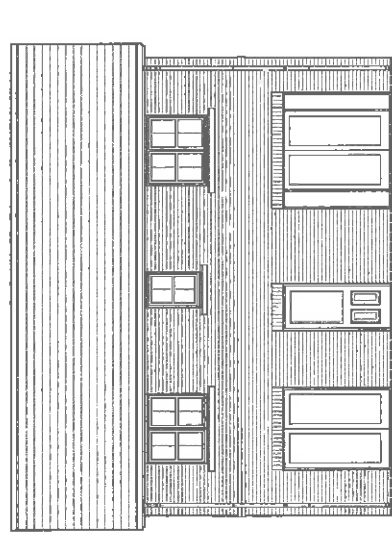
Fax 01228 640851



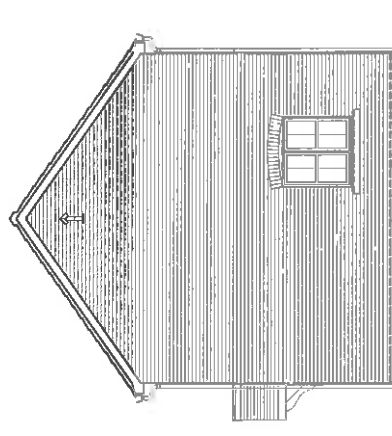
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



LEVEL: ELEMENTARY

Crindledyke, Phase 1

H₀: $\mu_1 = \mu_2$ vs. TOST

The Elder (Detached)

210712

Planning Elevations 1

0407 00

DATE 08/11/2019
NJ-SEA-013

| DATE | FILE NO. |
|------|----------|
|------|----------|

С.И. ЕТОВ

FID-PIE1

1374 - FLE1

[illegible]

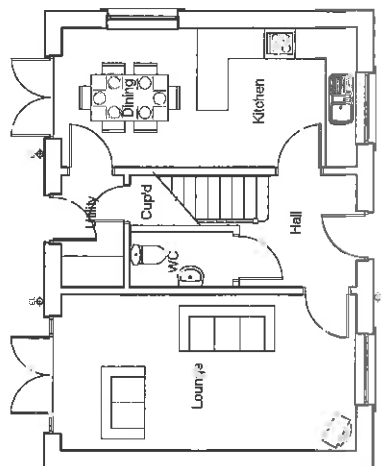
SH075

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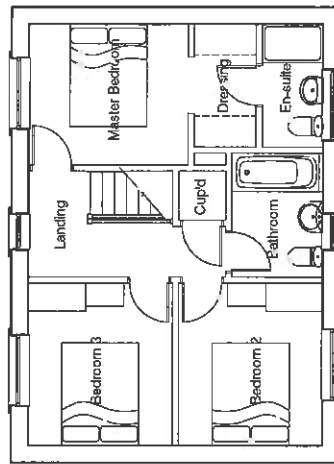
Story Construction Ltd.
Riverside City Industrial Estate, Cuckfield, Sussex

Burgess F.J. Industrial Engineering • Carlsbad • 760/439-7700 • 27NA

01228 440450
FAX 01228 840450



Ground Floor Plan



First Floor Plan

⚡ EL = Energy Efficient Exterior Lighting

PLANNING APP



DE SIGNMENT

Crindledyke, Phase 1

TRADE TYPE

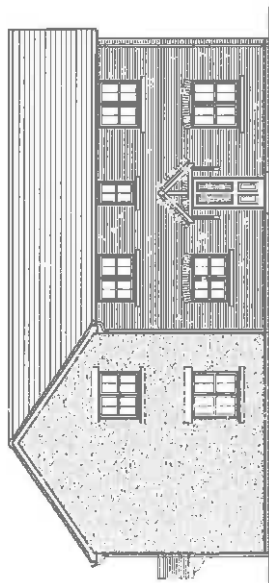
The Elder (Detached)

PLOT 125

DRAWING

Planning Plans

| DATE | DATE | SCALE | REVISION |
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| 15/01/18 | 15/01/18 | 1:1 | 12 |
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PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Elder (Semi)

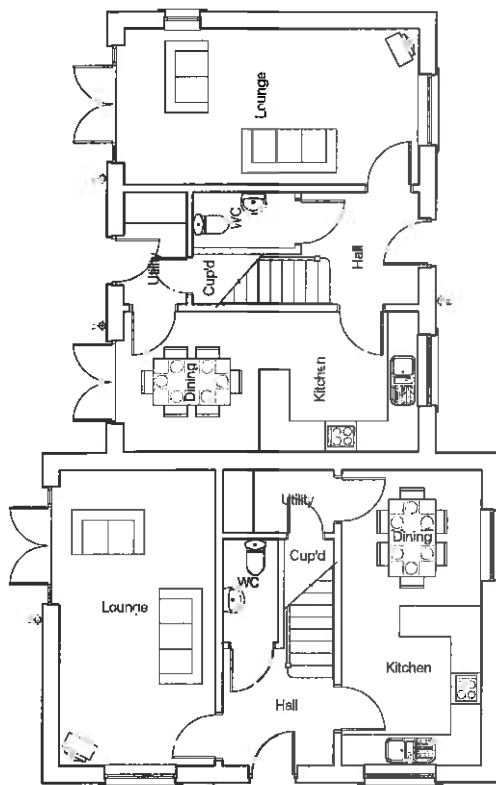
GF/FF 95.78 sq.m. (1030.95 sq.ft.)

© **Story Construction Ltd.**

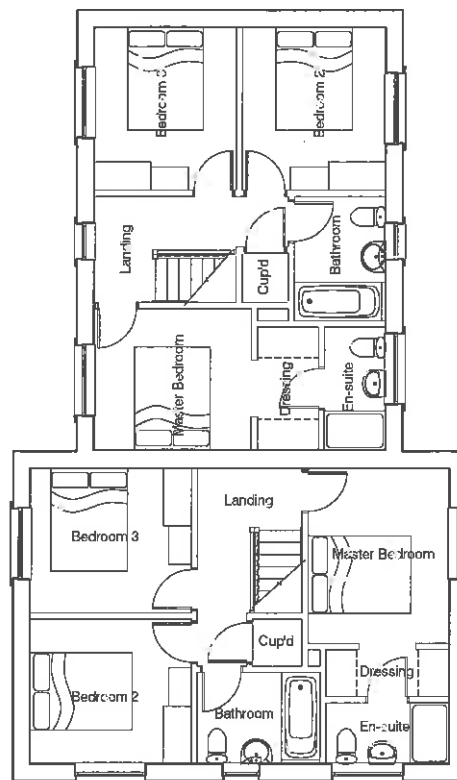
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

Fax 01228 640851



Ground Floor Plan



First Floor Plan

⬇ EL = Energy Efficient Exterior Lighting

PLANNING APP



DEVELOPMENT
Grindledyke

Phase 1, Carlisle

HOUSING TYPE
The Elder (Semi)

Plot 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32

DATE: 10/10/12

SCALE: 1:100

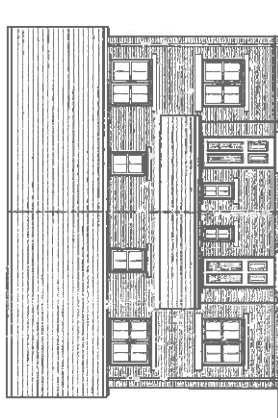
Planning Plans

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| DATE: 10/10/12 | DATE: 10/10/12 |
| THEORY: 10/10/12 | THEORY: 10/10/12 |
| REVISION NUMBER | ELD - PLP |
| 1: 10/10/12 | SH075 |
| REVISIONS | |

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Tel 01223 640090 Fax 01223 640091



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Elm

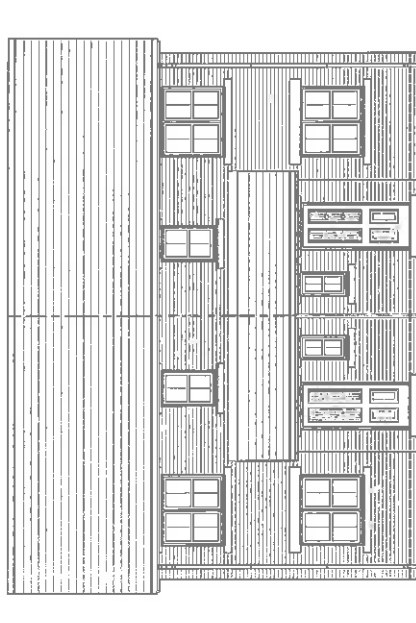
GF/FF 66.09 sq.m. (711.33 sq.ft.)

© **Story Construction Ltd.**

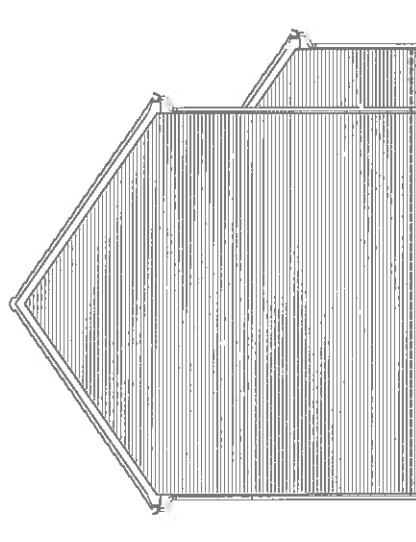
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

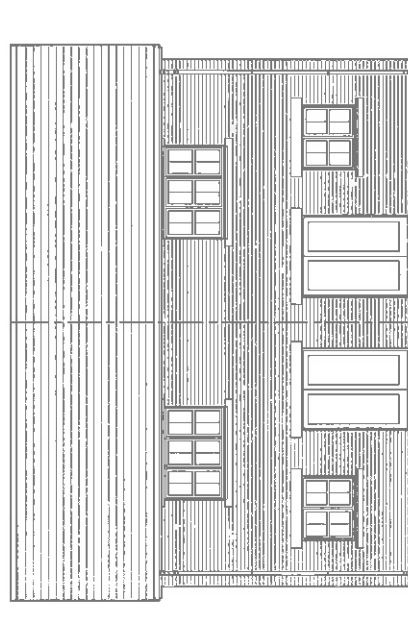
Fax 01228 640851



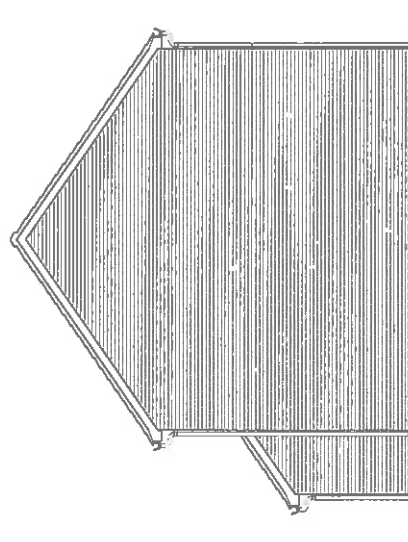
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



DEVELOPMENT
Crindledyke
Phase 1, Carlisle

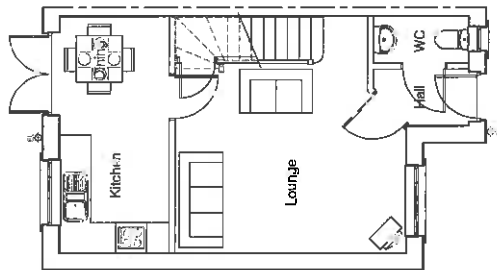
The Elm

Plots: 1, 82, 134, 159

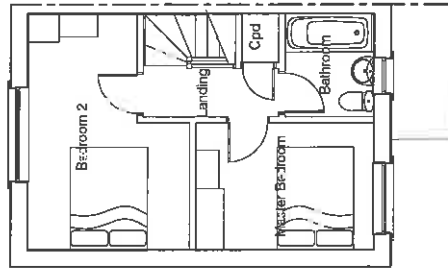
Planning Elevations 1

| | | | | | |
|-------------|--|-------|--|-------|--|
| DATE WHEN | | DATE | | DATE | |
| 20 | | 12/12 | | 12/12 | |
| CHECKED BY | | | | | |
| EIM - PLE1 | | | | | |
| DATE WHEN | | DATE | | DATE | |
| 12/12 | | 12/12 | | 12/12 | |
| RECEIVED BY | | | | | |
| SH075 | | | | | |
| MASTER FILE | | | | | |
| 1 | | | | | |

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 2000 F&I Industrial Estate, Curitiba, Cam. 112, CAJATI, SP
 Tel 04728 640850 Fax 04728 640861



Ground Floor Plan



First Floor Plan

⊕ EL = Energy Efficient Exterior Lighting

PLANNING APP



DEVELOPER
Grindledyke
Phase 1, Carlisle

PROPERTY
The Elm

Plot 11, 12, 13, 14

DATE: 11/11/19

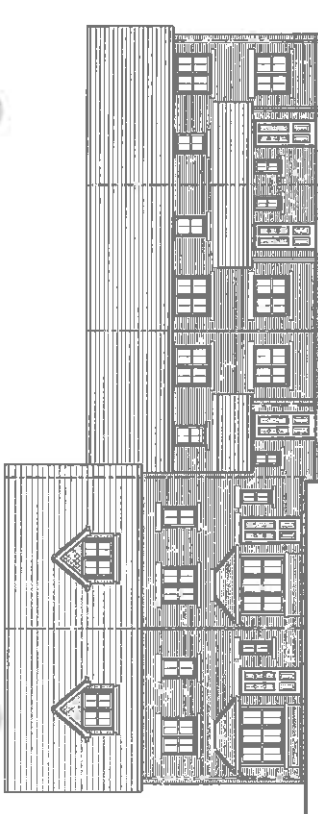
Planning Plans

| PROJ. NO. | DATE | SCALE | FIG. NO. |
|-----------|-----------|-------|----------|
| 01/19/19 | 11/11/19 | 1:100 | 1 |
| PROJ. NO. | ELM - PLP | | |
| FIG. NO. | SH075 | | |
| FIG. NO. | 1 | | |

STORY Construction

Unit: C2: 1/1A
Tel: 01223 640000

Unit: C2: 1/1A
Tel: 01223 640000



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

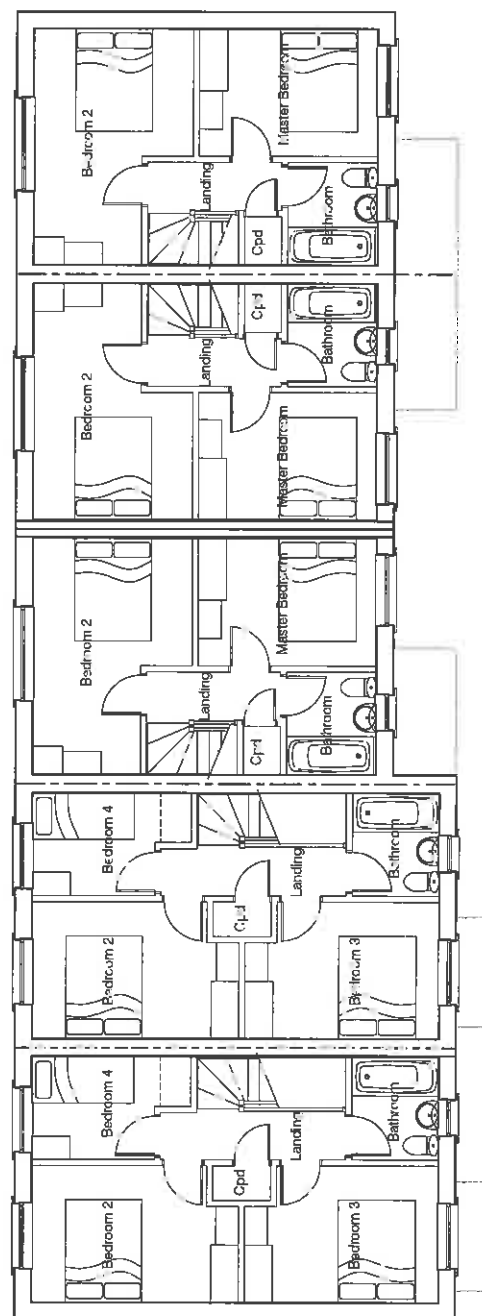
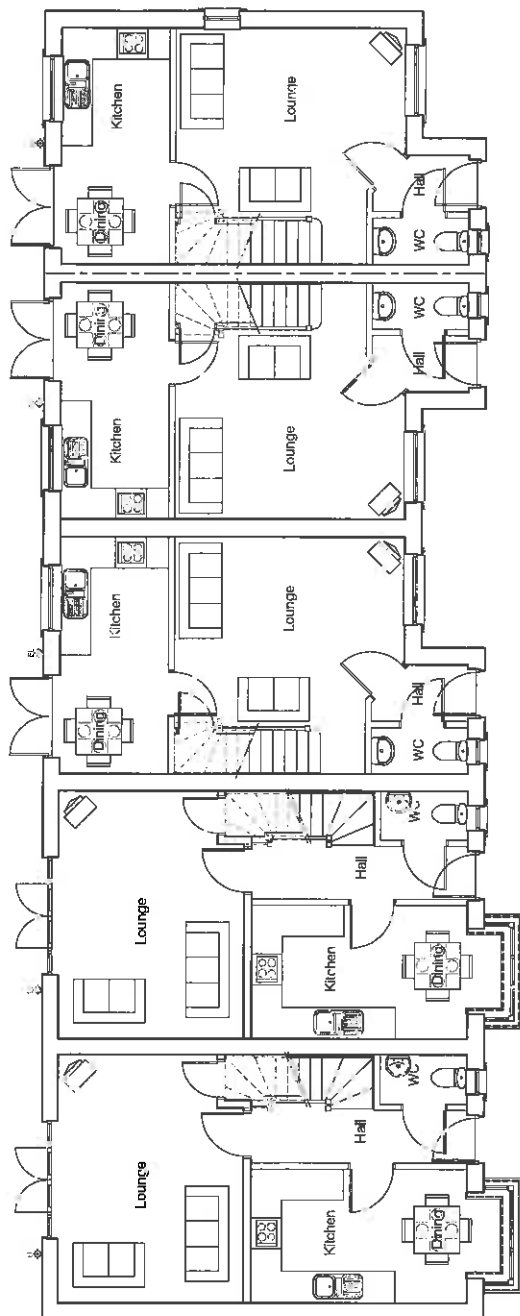
The Yew/Elm Terrace

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CELE = Energy Efficient Exterior Lighting

PLANNING APP



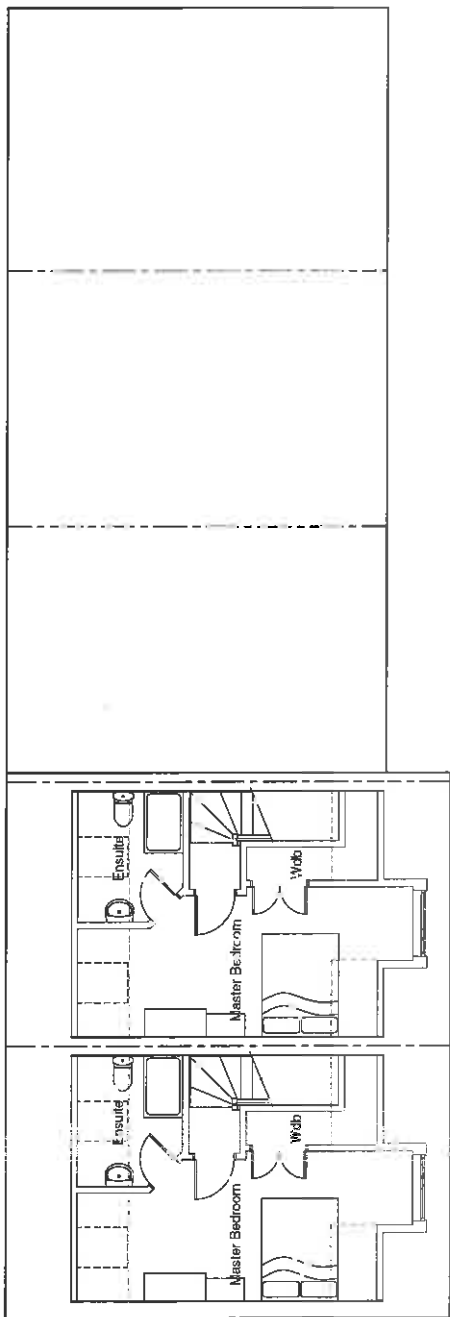
**Crindledyke Phase 1,
Carlisle**

The Yew/Elm Terrace.

Planning Plans 1 of 2

| | | | |
|-----------------------|------------|-------------|-------|
| DATE | AS | DATE | 10-12 |
| CHECKED BY | - | SIGNATURE | 1397 |
| DATE NO NUMBER | YET - PLP1 | REMARKS | - |
| TESTING SITE COMMENTS | SH075 | MATERIAL ID | 1 |

Story Construction
3434 Rd Industrial Estate, Co.
Tel 01223 640810 Fax 01223 640811
brix 01223 640811



Second Floor Plan

PLANNING APP



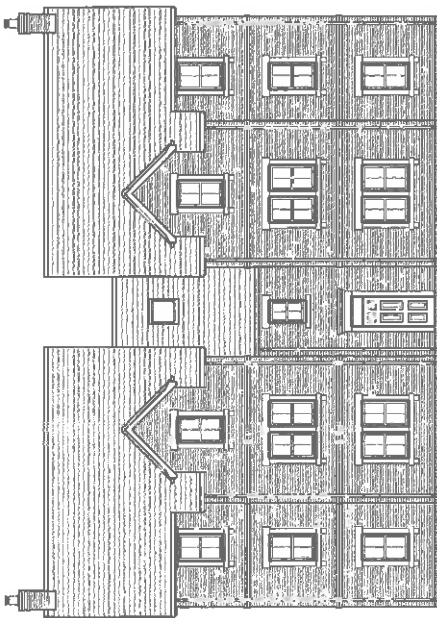
DEVELOPMENT
Grindledyke Phase 1,
Carlisle

HOUSE TYPE
The Yew/Elm Terrace

Planning Plans 2 of 2

| DATE | BY | DATE | BY |
|------------|------------|------------|------------|
| 12/01/2024 | 12/01/2024 | 12/01/2024 | 12/01/2024 |
| CHECKED BY | YET - PLP2 | CHECKED BY | YET - PLP2 |
| DESIGN | YET - PLP2 | DESIGN | YET - PLP2 |
| REVISION | SH075 | REVISION | SH075 |
| REVISION | 1 | REVISION | 1 |

STORY Construction Ltd.
Dunfermline Industrial Estate, Dunfermline, Fife KY11 1JL
Tel 01226 640059



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

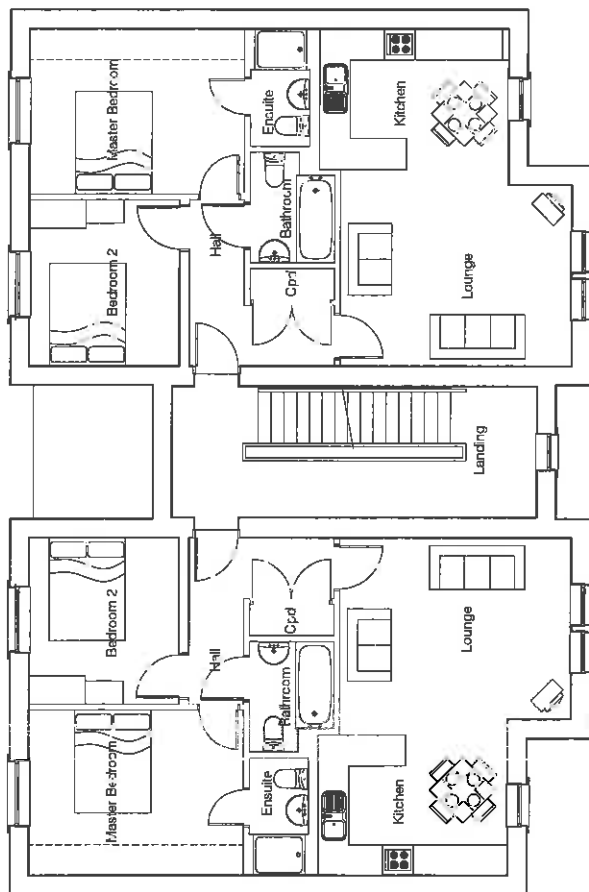
The Holly

Parking Space
GF/FF 66.75 sq.m. (718.46 sq.ft.)

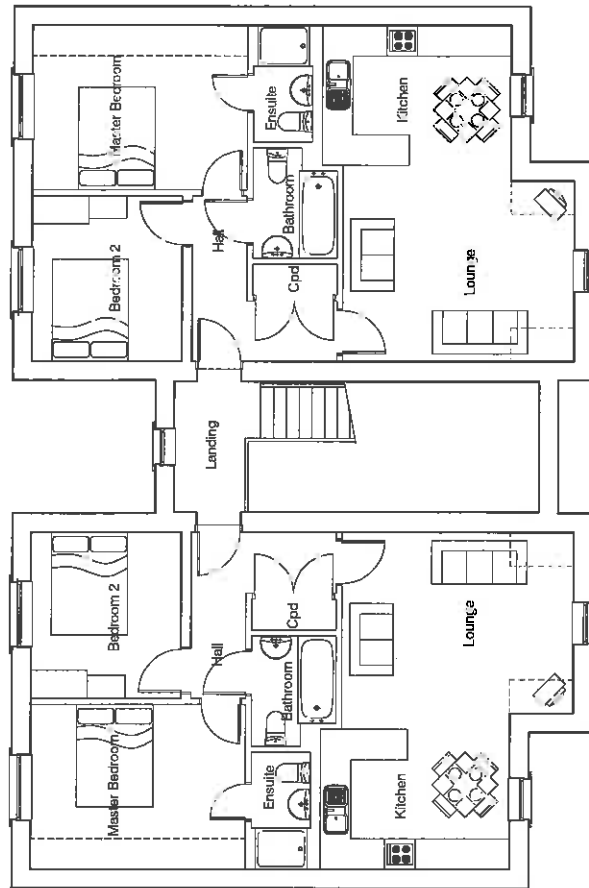
© **Story Construction Ltd.**

Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

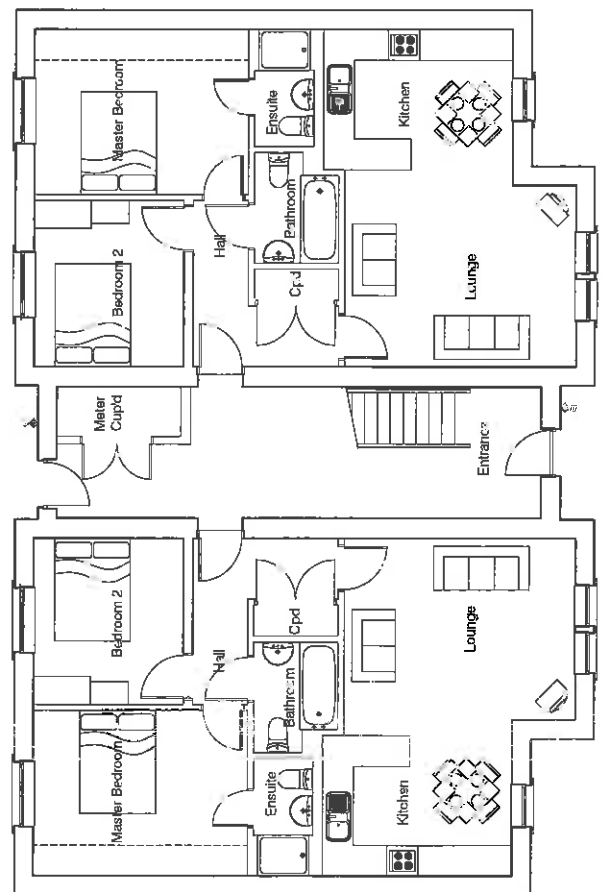
Tel 01228 640850 **Fax 01228 640851**



First Floor Plan



Second Floor Plan



Ground Floor Plan

PLANNING APP



DEVELOPER
Crindledyke Phase 1,

Carlisle

The Holly

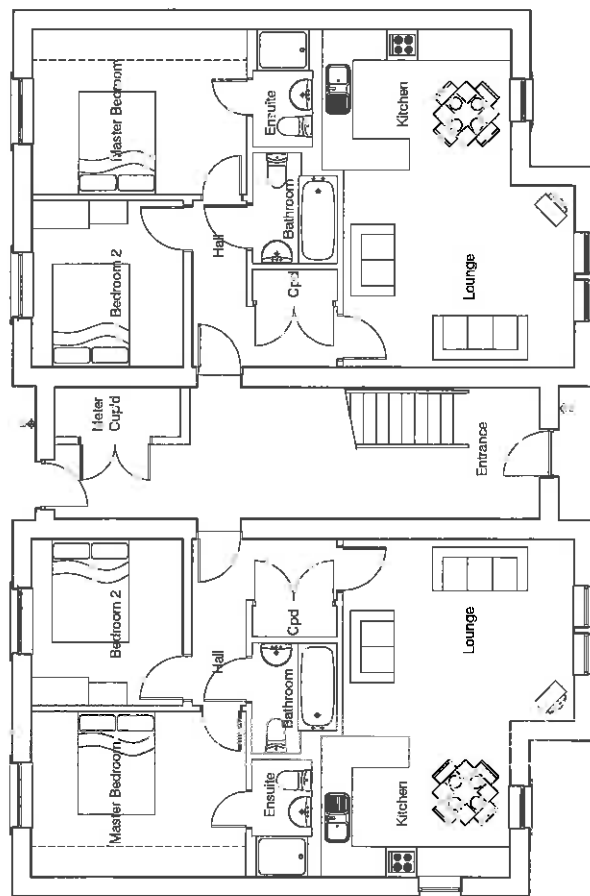
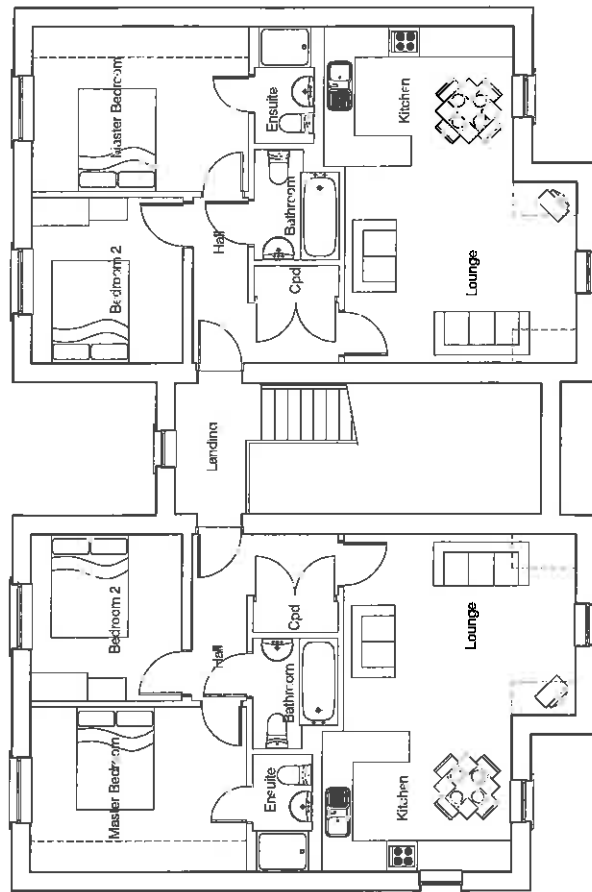
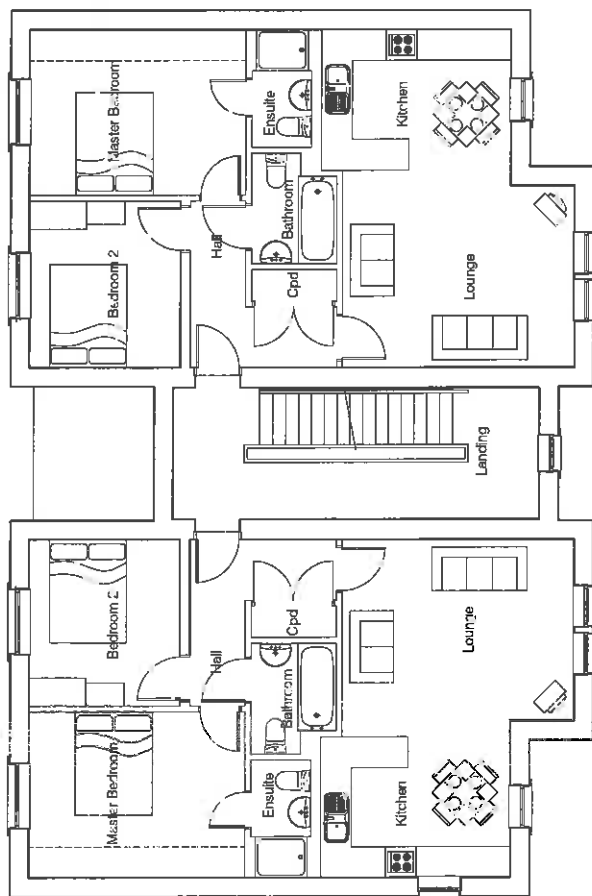
Plot 104 - 174

Planning Plans 1

| | |
|--------------|-------------|
| DATE | 15.05.2012 |
| SCALE | 1:100 |
| PROJECT NO | HOL - PLP1 |
| CLIENT | STORY HOMES |
| PROJECT NAME | SH075 |
| PROJECT NO | 1 |

Story Construction Ltd
Barn Road, Carlisle, Cumbria, CA2 7NL
Tel: 01228 640880

Page 1 of 1



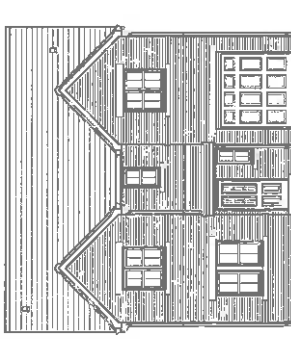
STORY

The Holly

Planning Plans 2

| | | | |
|-------------------|------------|----------------|---------------|
| DATE | 08 | DATE | 09-02 |
| CAC TO BY | - | DATE | 11-03 |
| COMPANY NUM 27 | HOL - PLP2 | REGION ITEM | MASTER # 1 |

Ground Floor Plan



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Hornbeam

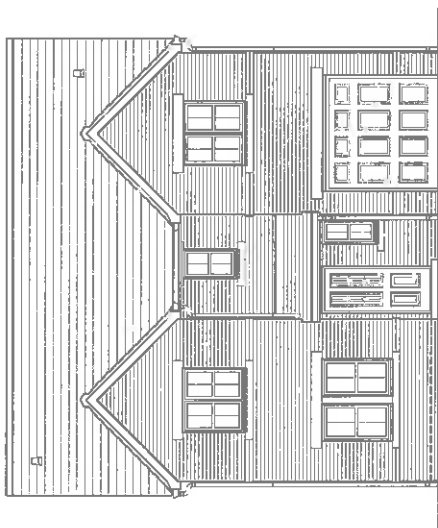
Integral Garage
GF/FF 117.24 sq.m. (1262.00 sq.ft.)
GARAGE 12.11sq.m. (130.3273 sq.ft.)

© **Story Construction Ltd.**

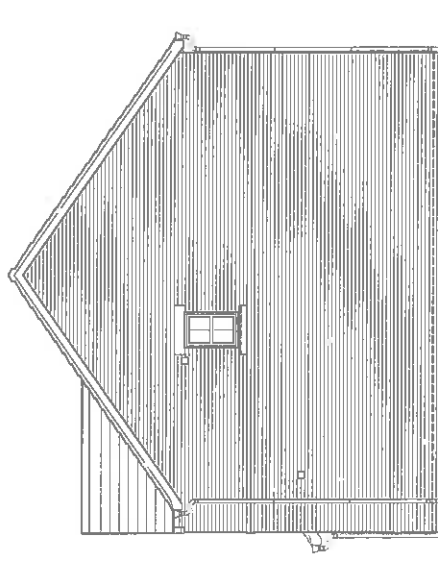
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

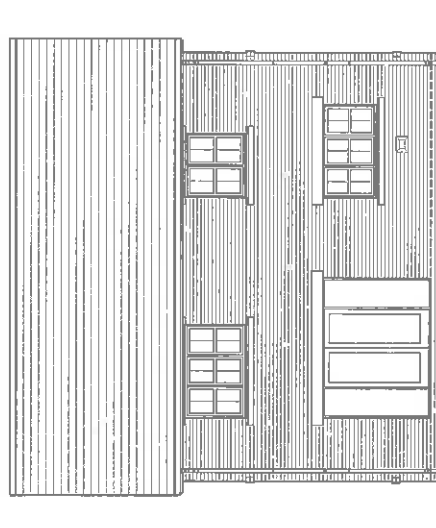
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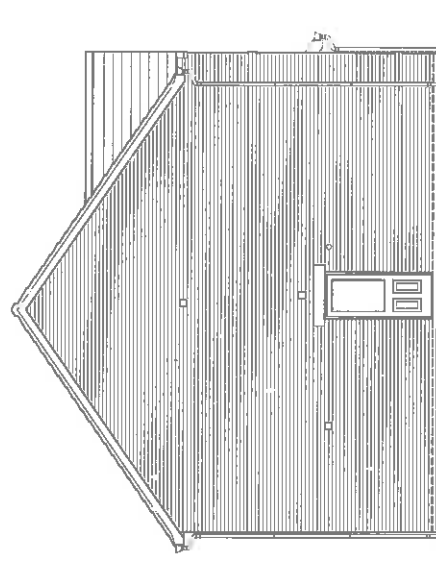
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



DESIGN POINT
Crindledyke
Phase 1, Carlisle

HOUSE TYPE
The Hornbeam

Plot 14, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

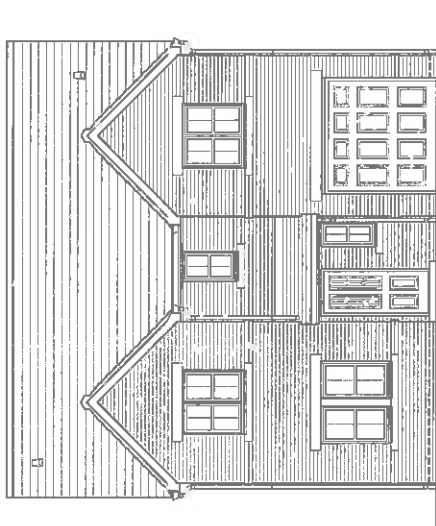
CS/00/004
Planning Elevations 1

| DATE | BY | SCALE | REVISION |
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| 17/04/22 | 2/2 | 1/100 | |

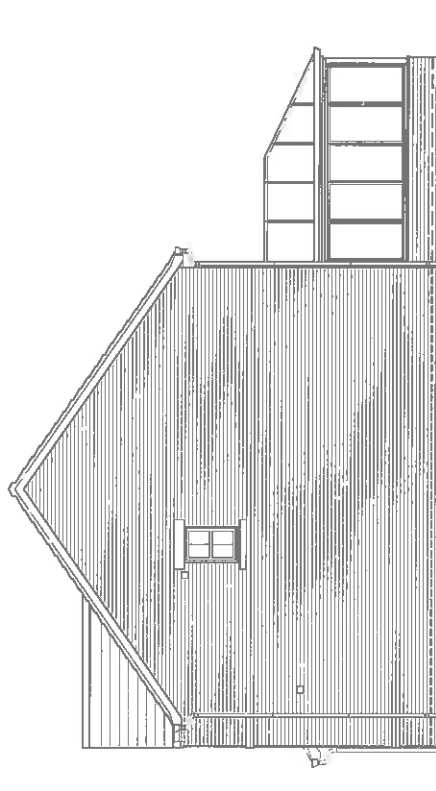
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| 17/04/22 | 2/2 | 1/100 | |

| DATE | BY | SCALE | REVISION |
|----------|-----|-------|----------|
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| 17/04/22 | 2/2 | 1/100 | |

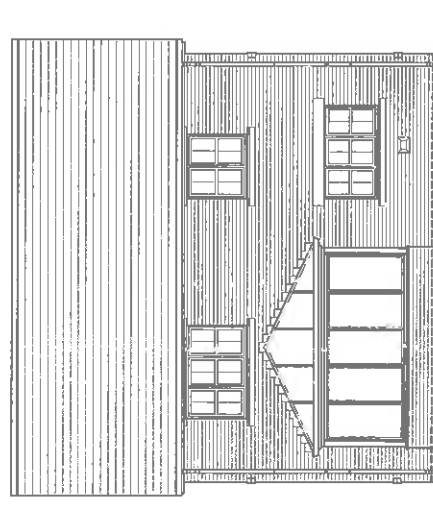
Story Construction Ltd.
South Duffield Road, Carlisle, Cumbria, LA1 4JF, UK
Tel: 01223 540000 Fax: 01223 540001



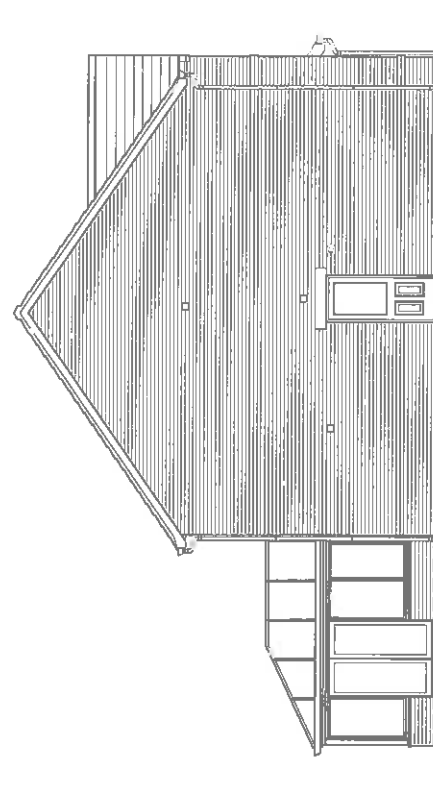
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



**Crindledyke
Phase 1, Carlisle**

The Hornbeam

FIG. 5. 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848,

Planning Elevations 2

BRITISH AIRWAYS - 4th September

| DATE | AD | DYE | SCALE |
|------|----|------|-------|
| 1967 | | 1967 | 1967 |

| | | |
|-------|---------|------------|
| CR-23 | DATE 19 | NAME |
| 6 NL | | HOR - PLE2 |

| NAME | DATE | MASTER, IF |
|------|------|------------|
| ... | ... | ... |

| | |
|---------------|---|
| DATE SH075 | 1 |
|---------------|---|

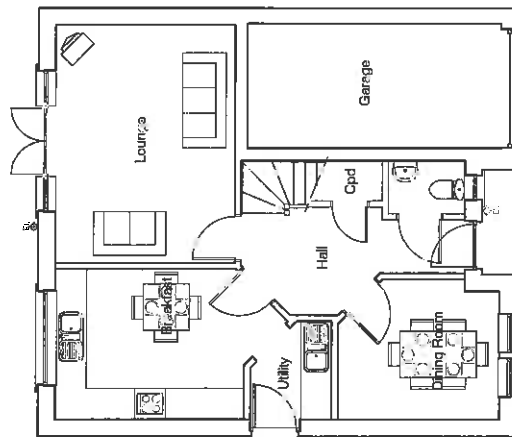
'Story Construction'

Burlington Federal Judicial Building, C.A.

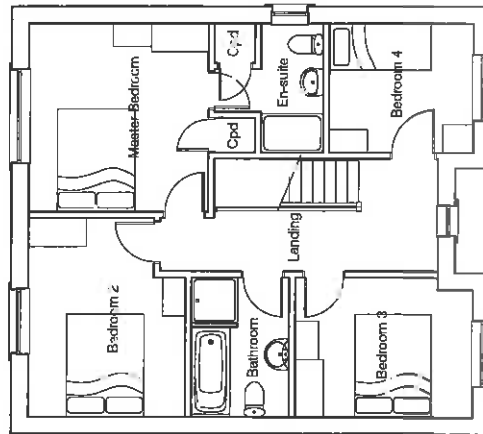
01220 660120

5. $\frac{1}{2} \leq \frac{1}{2} \leq \frac{1}{2}$

FAX 51223 1400



Ground Floor Plan



First Floor Plan

⊙ EL = Energy Efficient Exterior Lighting

PLANNING APP



DEVELOPER

Crindledyke

Phase 1, Carlisle

HOUSE TYPE

The Hornbeam

17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Drawn by

Planning Plans

DRAWN BY

CHECKED BY

DATE

SCALE

DATE

DATE

DATE

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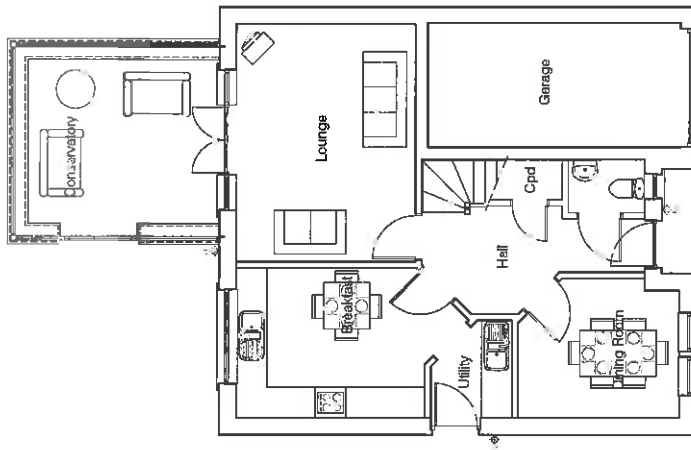
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DATE

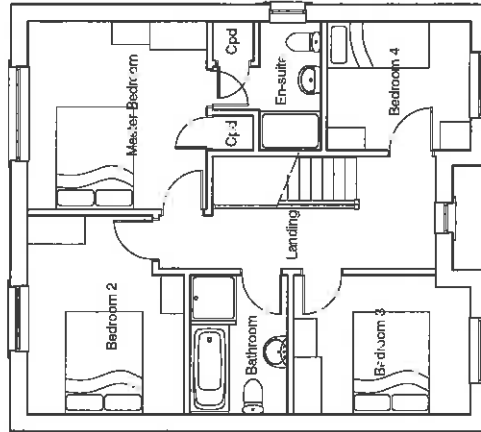
DATE

DATE

Story Construction Ltd.
Burgess Industrial Estate, Carlisle, Cumbria, CA2 7NL
Tel 01228 440044 Fax 01228 440044



Ground Floor Plan



First Floor Plan

⚡ EL = Energy Efficient Exterior Lighting

PLANNING APP



DR ELO-MATY Grindledyke

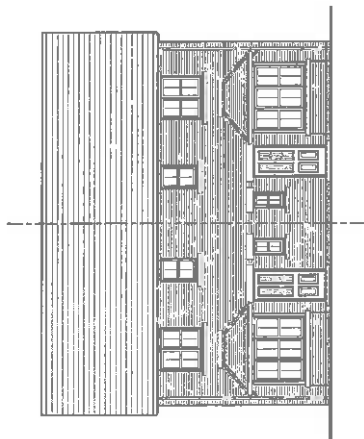
Phase 1, Carlisle

The Hornbeam

PLP 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Planning Plans 2

| DESIGNED BY | DATE | SCALE | REVISION |
|-------------|------------|-------|----------|
| AS | 18/01/19 | 1:100 | |
| NUMBER | HOR - PLP2 | | |
| REVISION | SH075 | | |
| DATE | | | |
| REVISION | | | |
| DATE | | | |
| REVISION | | | |



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Juniper

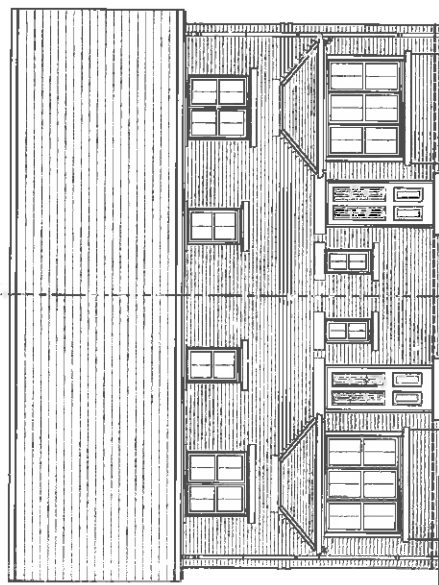
Integral Garage
GF/FF/SF 78.68sq.m. (846.88 sq.ft.)

© **Story Construction Ltd.**

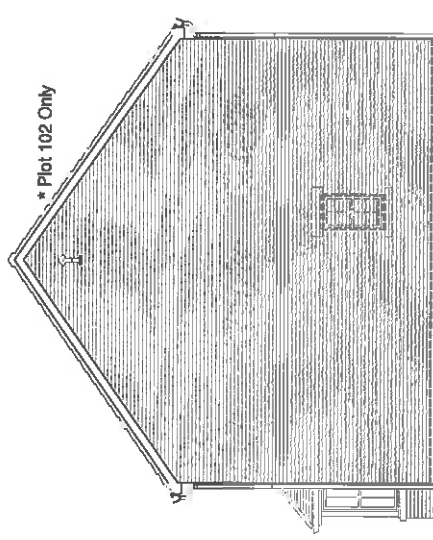
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

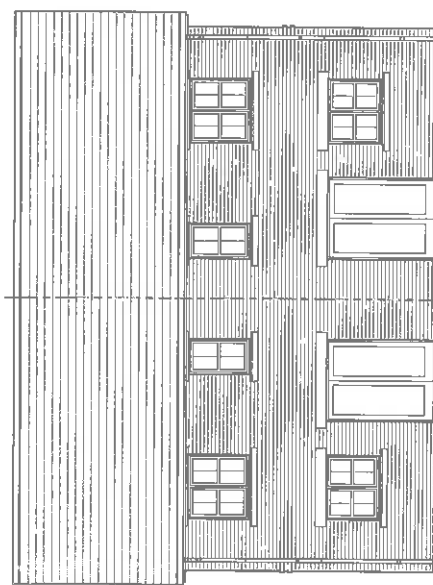
Fax 01228 640851



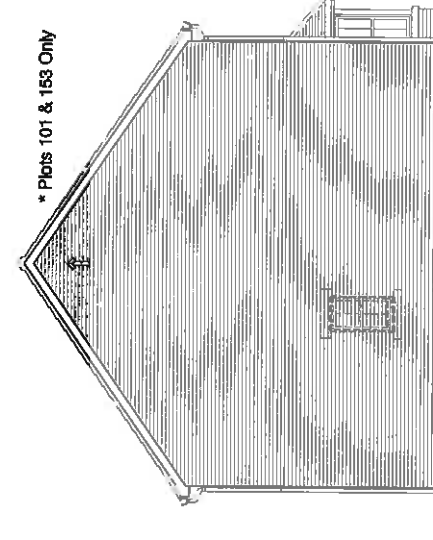
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP

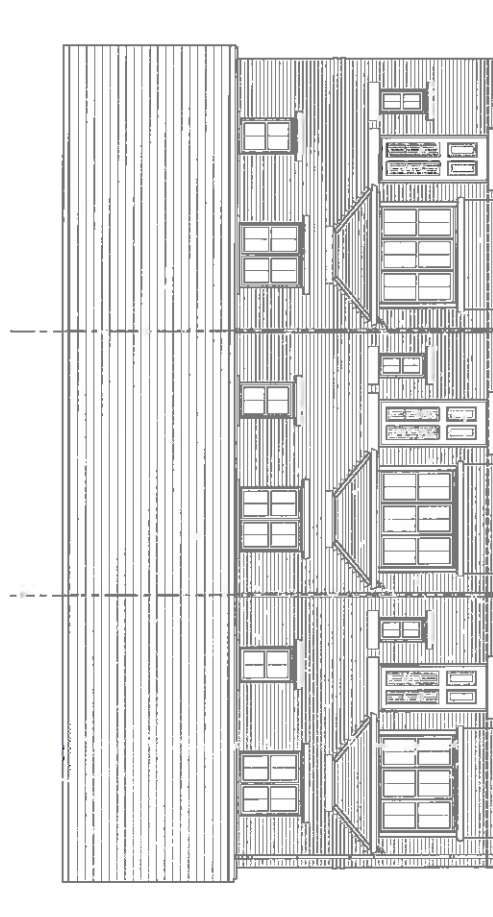


Crindledyke
Phase 1, Carlisle
The Juniper

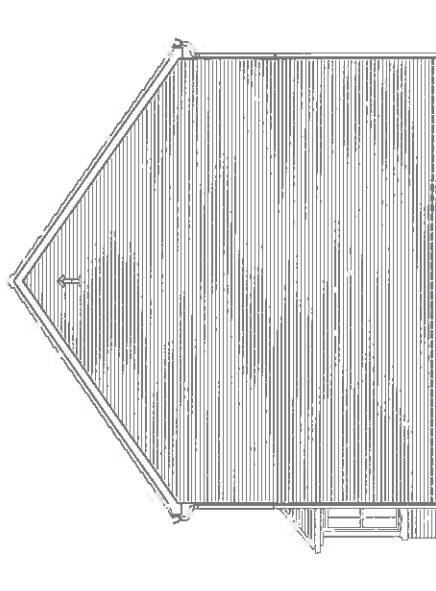
Planning Elevations 1

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| DATE | 14/07/20 | SCALE | 1:100 |
| DESIGNED BY | JUN - PLE1 | PROJECT NO. | 1 |
| REVISIONS | SH075 | DATE | 14/07/20 |
| BY | | DATE | |

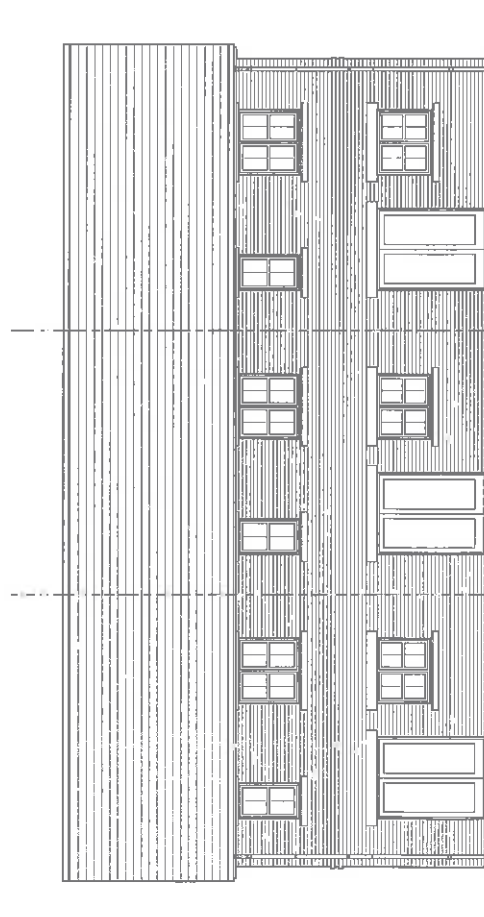
Story Construction Ltd
Burgh Road, Carlisle, Cumbria, Cumbria, Cumbria
Tel: 01223 546666



Front Elevation



Side Elevation



Rear Elevation

PLANNING APP



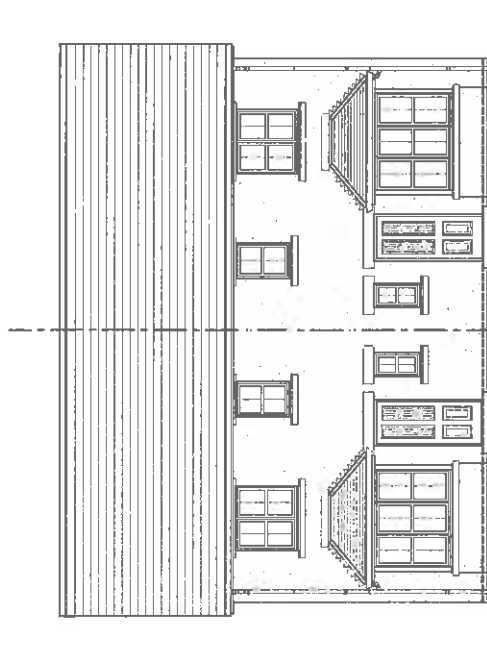
DEVELOPER
Grindledyke
Phase 1, Carlisle
The Juniper
PLOTS 55, 57 & 58

Planning Elevations 2

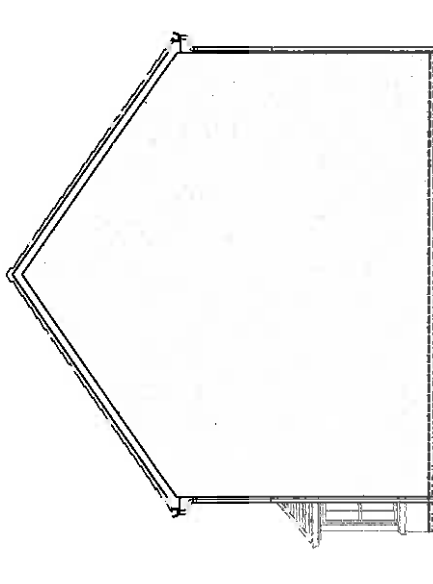
| | | |
|------------------|------------|------------|
| DRAWN BY | DATE | REVISION |
| CHECKED BY | DATE | REVISION |
| CONTRACT NUMBER | JUN - PLE2 | REVISION |
| REGION REFERENCE | SH075 | MASTER REF |
| REVISION | | 1 |

* Plot 56 Only

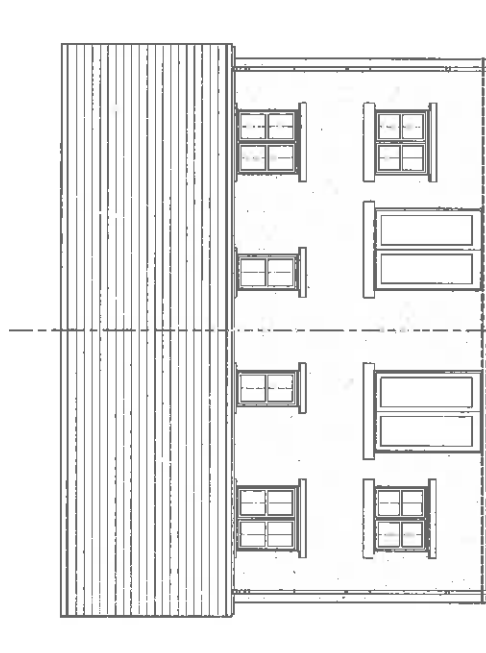
Side Elevation



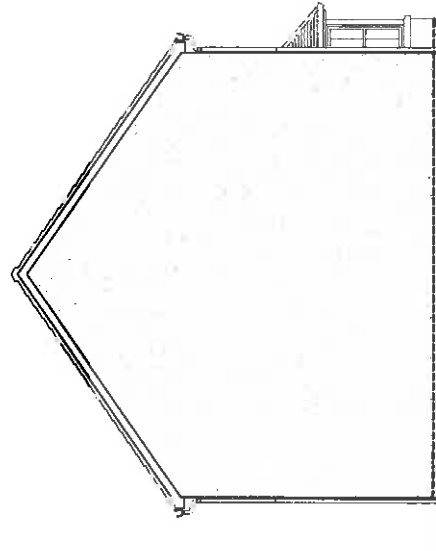
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

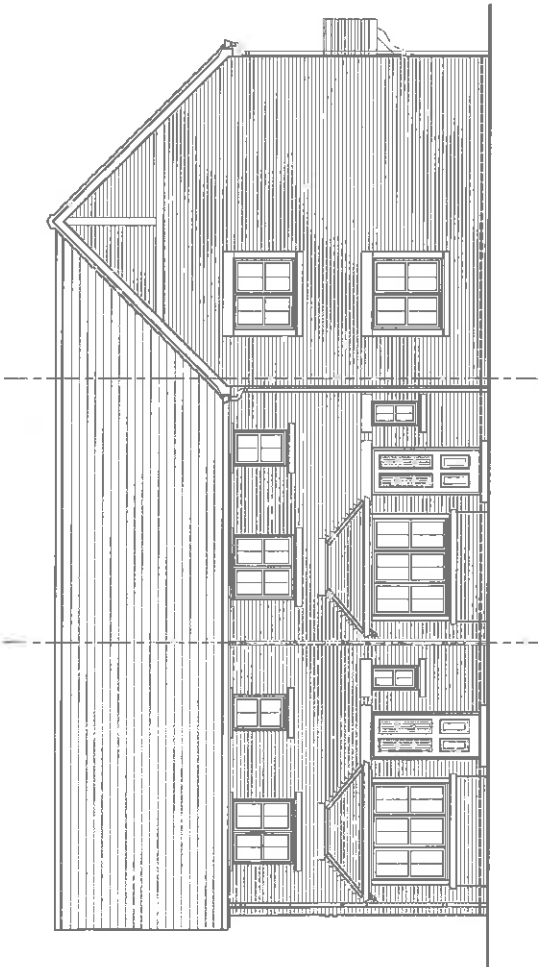
PLANNING APP



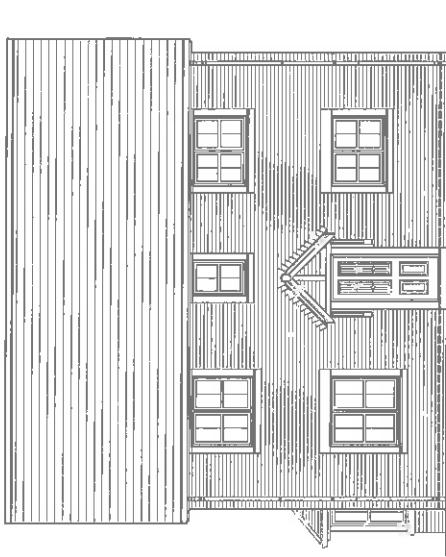
DEVELOPMENT
Grindledyke
Phase 1, Carlisle
The Juniper
S011 - PL T161 & 62

Planning Elevations 3

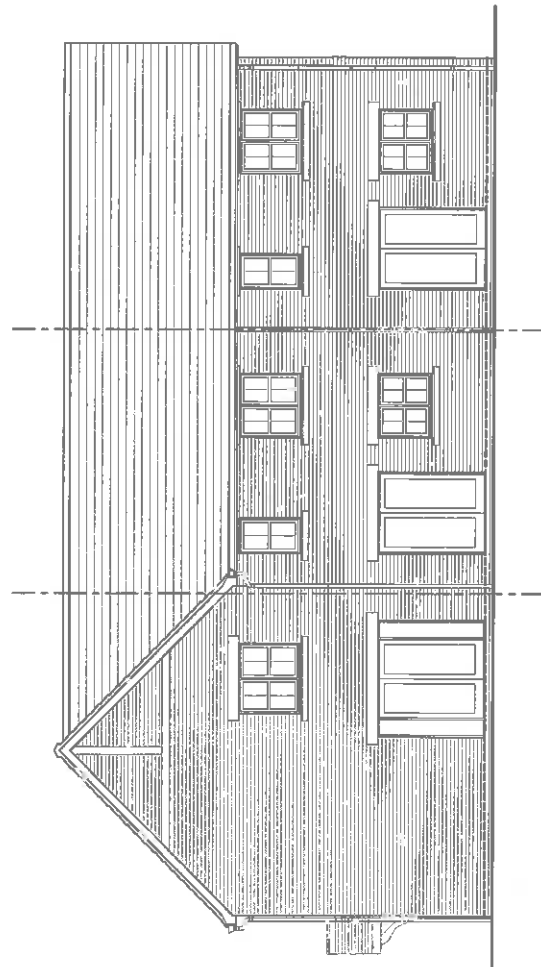
| DATE | 21/04/2011 |
|----------------|------------|
| CHECKED BY | AS |
| DESIGN NUMBER | JUN - PLE3 |
| PROJECT NUMBER | SH075 |
| REVISION | 1 |



Front Elevation



Side Elevation



Rear Elevation

PLANNING APP



DEVELOPER

Crindledyke

Phase 1, Carlisle

The Juniper/Elder

PLOT 122, 11, 6, 14, 18, 19, 102

C.D. 7/11

Planning Elevations 4

BRICK

CHECKED BY DATE 27/4/11

SCALE 1:50

REVISION

JUN - PLE4

REVISION

SH075

UNITS/REF

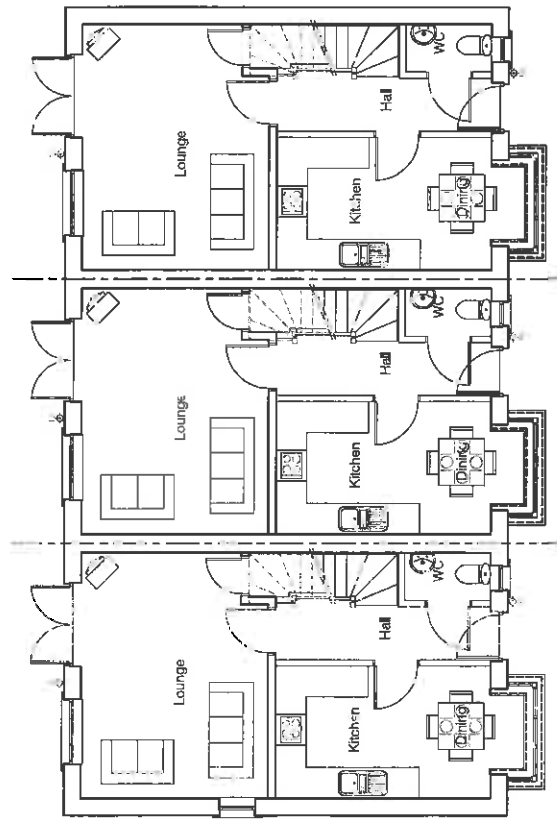
1

REVISION

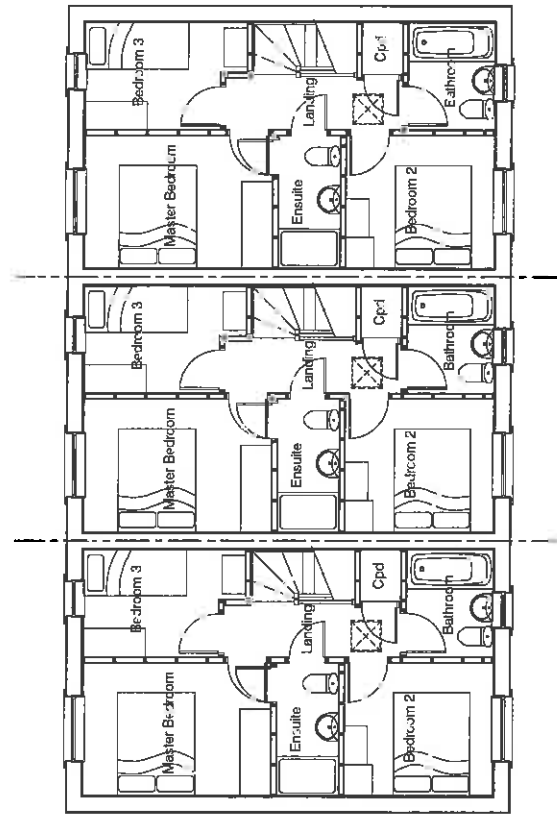
Story Construction Ltd.

High Road, Industrial Estate, Carlisle, Cumbria, CA2 7NA.

Tel 01228 640099 Fax 01228 640091



Ground Floor Plan



First Floor Plan

⊕ EL = Energy Efficient Exterior Lighting

PLANNING APP

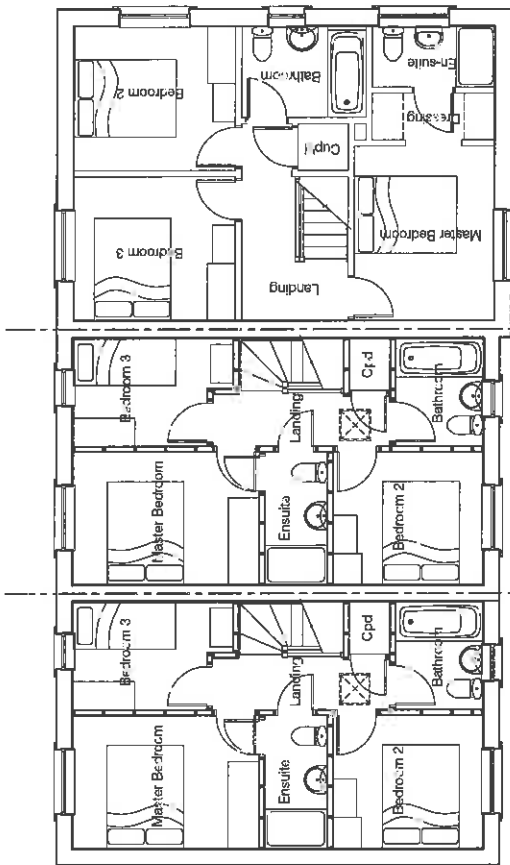


015 840 0001
Crimledyke Phase 1,
Carlisle
Cumbria

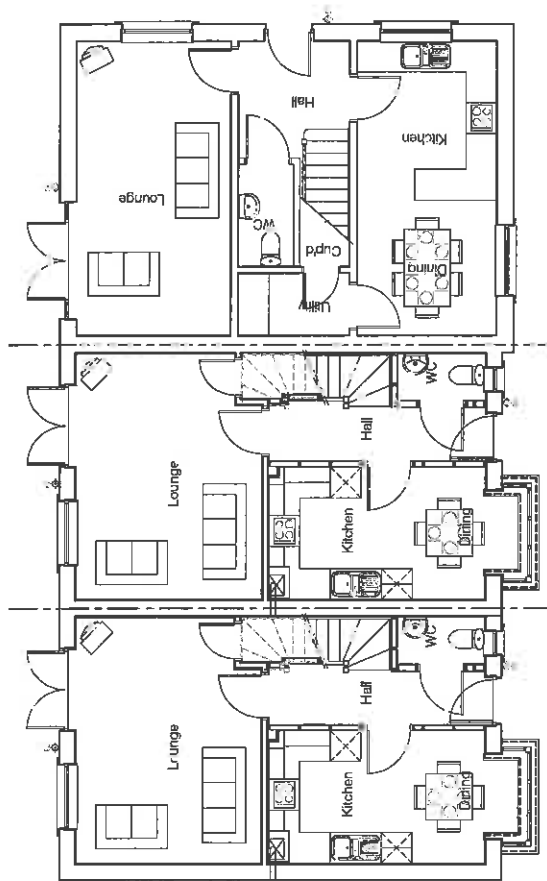
THE JUNIPER

Planning Plans 2

| DATE | BY | DATE | BY |
|------------|------------|------------|------------|
| 20/04/2011 | 7/8 | 20/04/2011 | 7/8 |
| SCALE | 1:100 | SCALE | 1:100 |
| PLAN NO. | JUN - PLP2 | PLAN NO. | JUN - PLP2 |
| PROJ. NO. | SH075 | PROJ. NO. | SH075 |
| REVISION | | REVISION | |
| DATE | | DATE | |



First Floor Plan



Ground Floor Plan

◆ EL = Energy Efficient Exterior Lighting

PLANNING APP



OF 300,000 sq ft
Cindledyke Phase 1,
Carlisle

The Juniper

PLOT 53, 54, 55, 56, 57 & 58

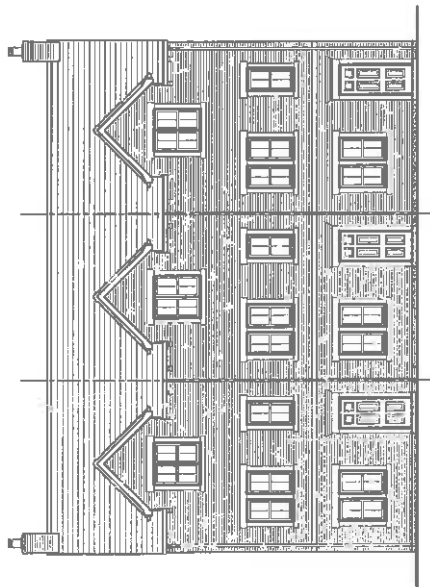
Planning Plans 3

TERMS

| | | |
|---------------|------------|----------|
| CHECKED BY | DATE | 21/06/21 |
| SCALE | 1:100 | |
| DESIGN NUMBER | JUN - PLP3 | REL 40 |
| DESIGN NUMBER | SH075 | REL 40 |
| DESIGN NUMBER | SH075 | REL 40 |
| DESIGN NUMBER | SH075 | REL 40 |

Story Construction
Unit: Residential Estate

Plot: 53, 54, 55, 56, 57 & 58
Tel: 01223 640000
Fax: 01223 640001



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Laurel

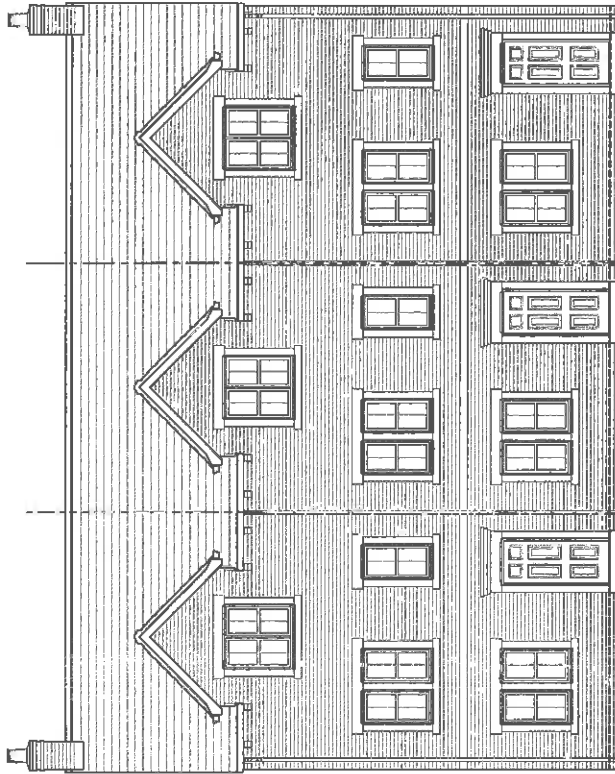
GF/FF 107.97sq.m. (1162.18 sq.ft.)

© **Story Construction Ltd.**

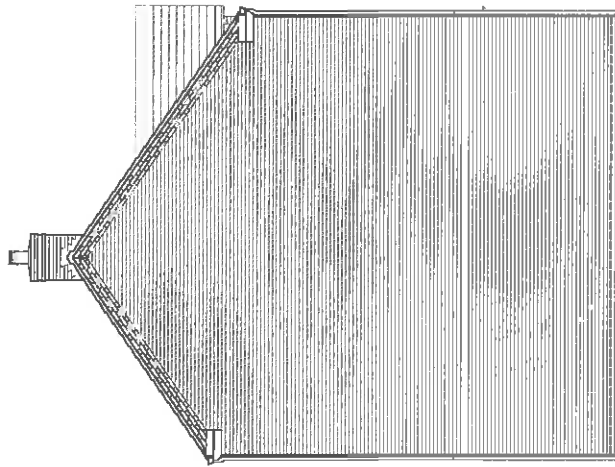
Burgh Rd Industrial Estate, Carlisle, Cumbria, CA2 7NA.

Tel 01228 640850

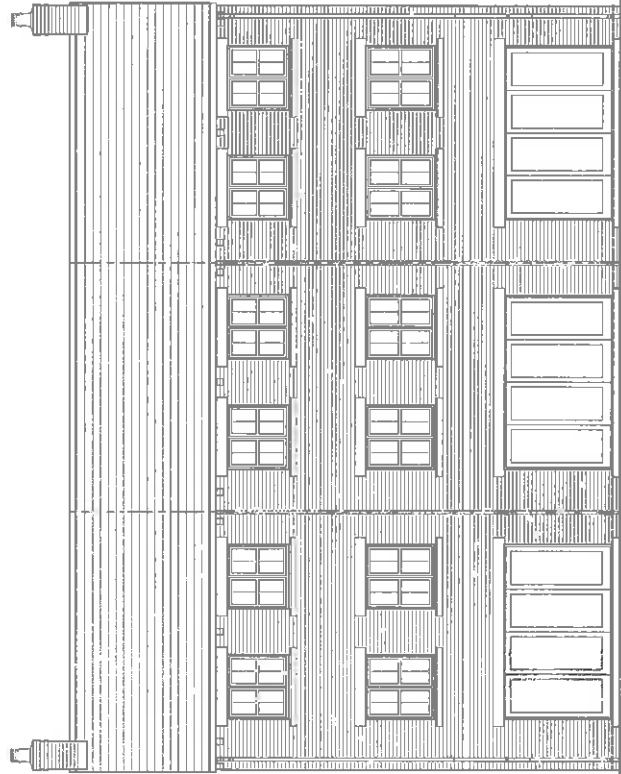
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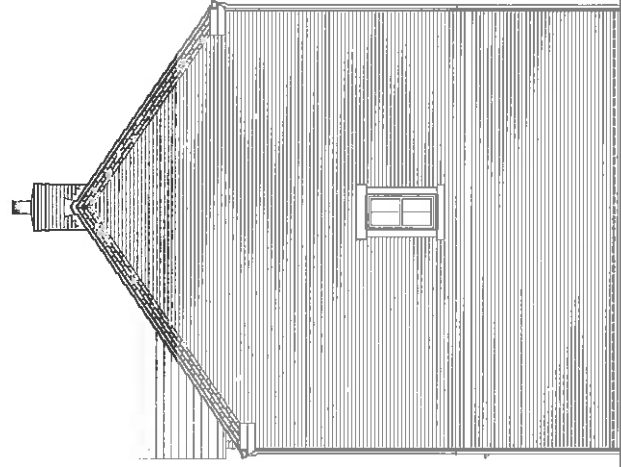
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



DEVELOPER
Grindledyke
Phase 1, Carlisle
HOME TYPE
The Laurel

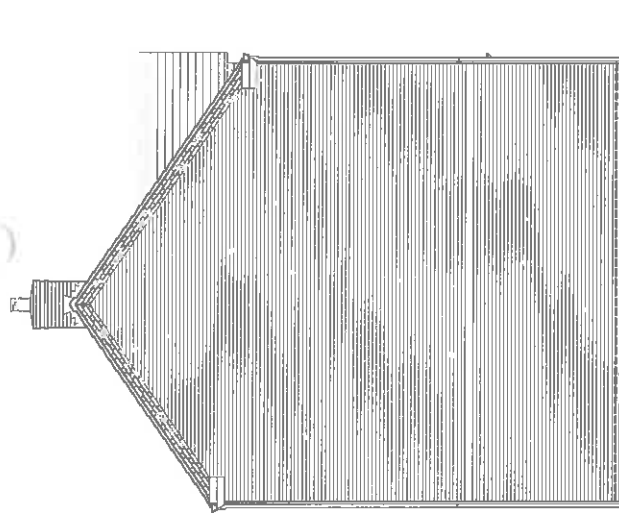
PLOTS: 116, 117, 118, 141, 142, 143, 144, 145

Planning Elevations 1

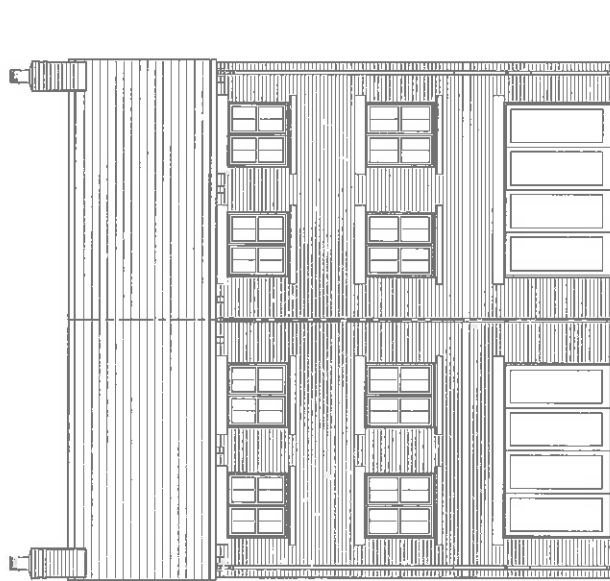
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|----------------|------------|------------|
| 05/12/2011 | 05/12/2011 | 05/12/2011 |
| DRAWING NUMBER | LAU - PLE1 | 1 |
| PROJECT NUMBER | SH-075 | 1 |
| PROJECT SITE | 1 | 1 |



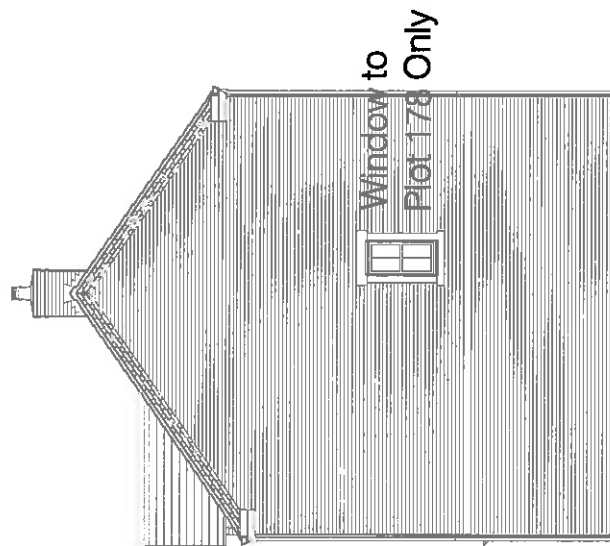
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP

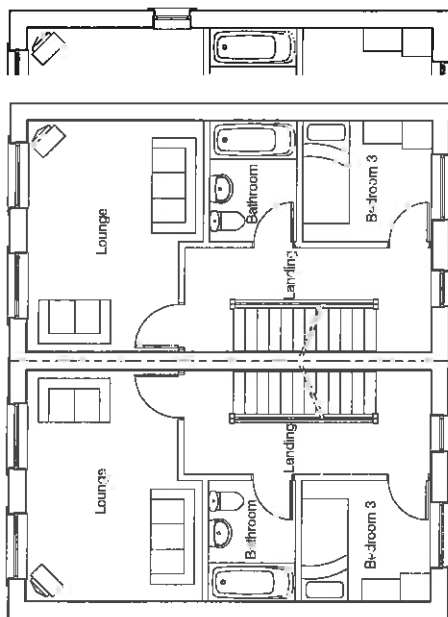


**Crindledyke
Phase 1, Carlisle**

The Laurel
PLOTS 176, 177 & 178

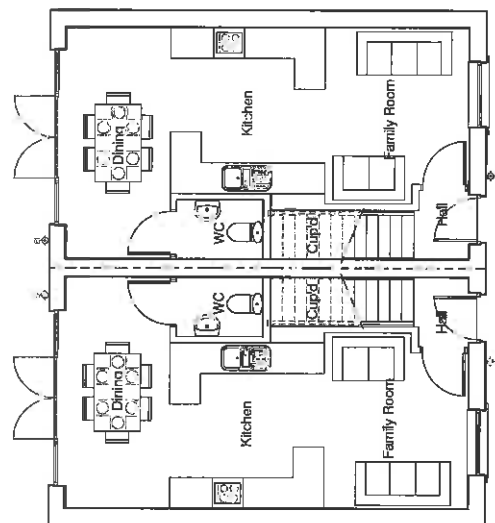
Planning Elevations 2

| | |
|------------------|------------|
| DATE | 4/24/2011 |
| CHANGED BY | CHS |
| DRUG NAME | LAU - PLE2 |
| REGION REFERENCE | SH075 |
| REGION CODE | 1 |
| LOCATION | - |

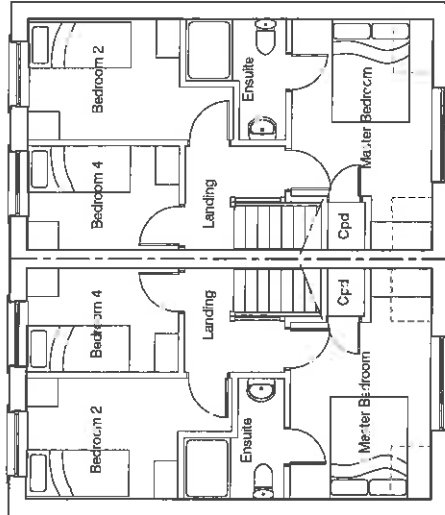


First Floor Plan

Plot 178
Only



Ground Floor Plan



Second Floor Plan

⊕EL = Energy Efficient Exterior Lighting

PLANNING APP



CRINDLEDYKE Phase 1,
Carlisle

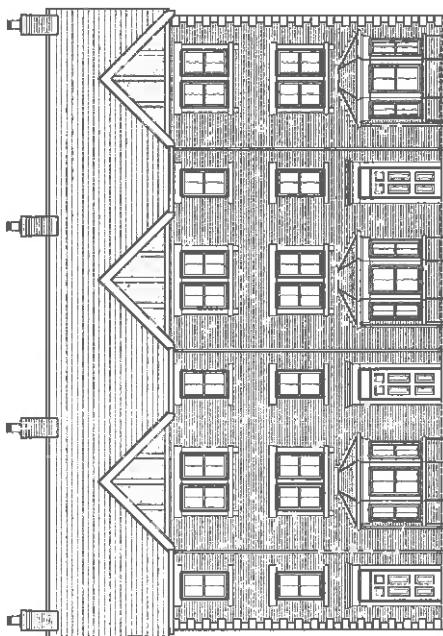
The Laurel

PLOTS 177, 178, 179 & 175

Planning Plans 2

85M

| | |
|-------------|------------|
| DATE | 12/05/2017 |
| SCALE | 1:100 |
| REVISION | |
| NO. | LAU - PUP2 |
| DESCRIPTION | SH075 |
| DATE | 12/05/2017 |
| BY | 1 |



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Linden

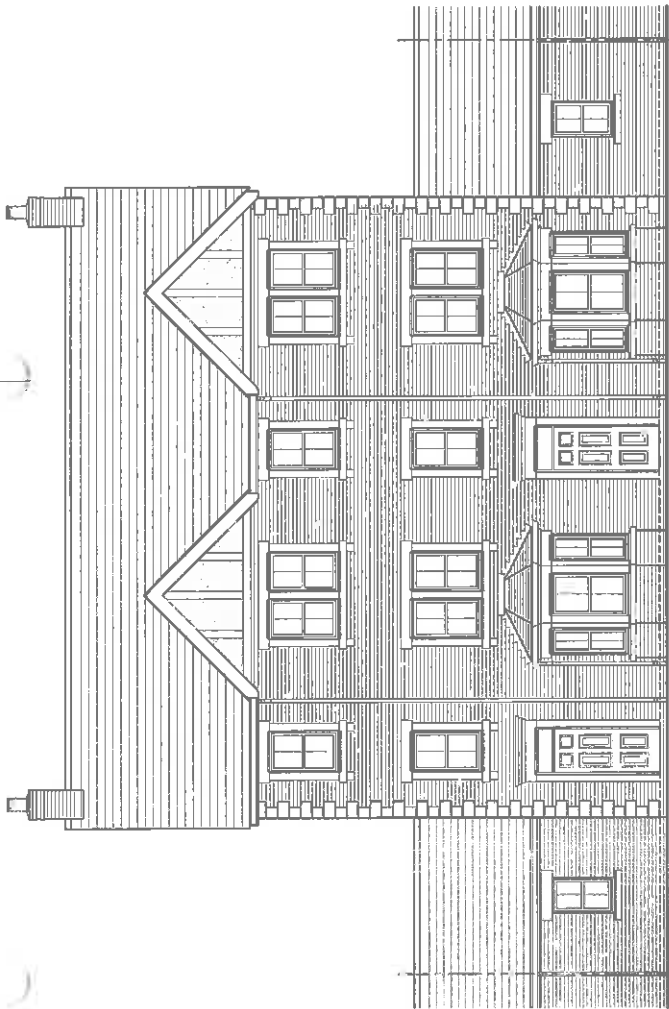
GF/FF/SF 151.72 sq.m. (1633.13 sq.ft.)

© **Story Construction Ltd.**

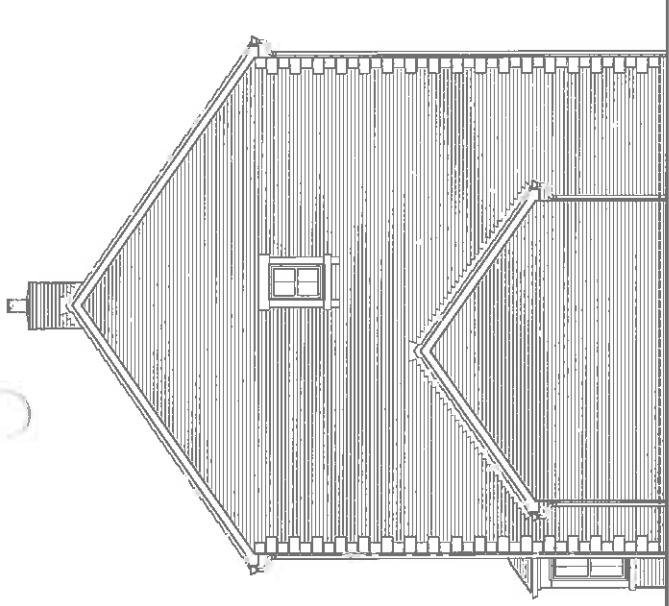
Burgh Rd Industrial Estate, Carlisle, Cumbria, CA2 7NA.

Tel 01228 640850

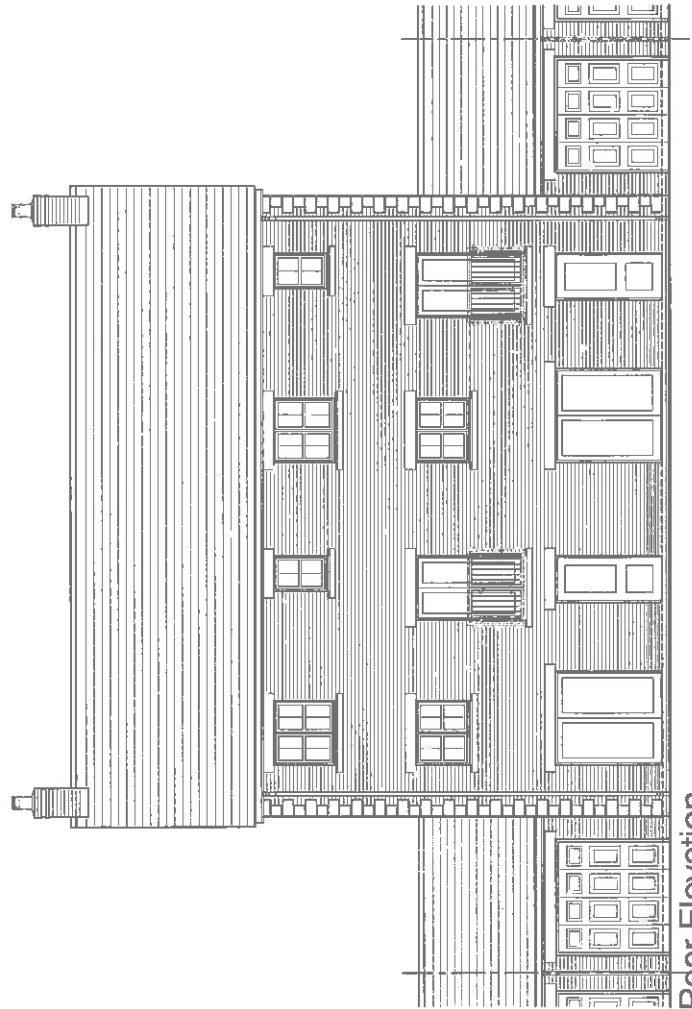
Fax 01228 640851



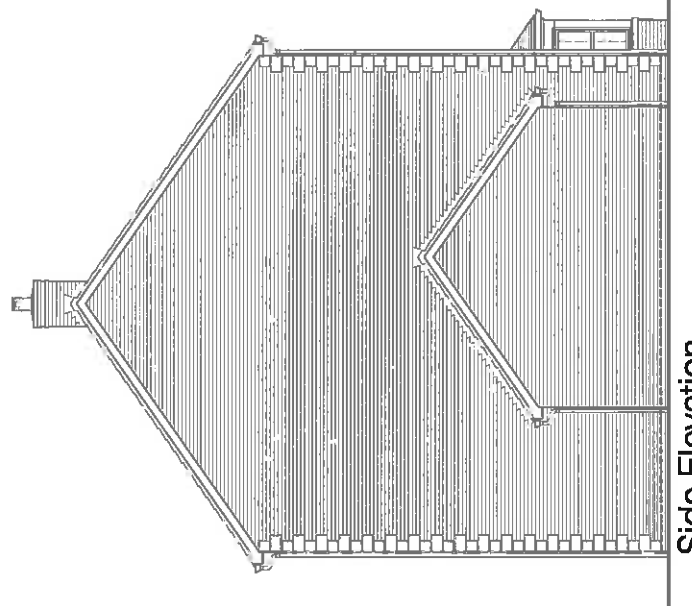
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



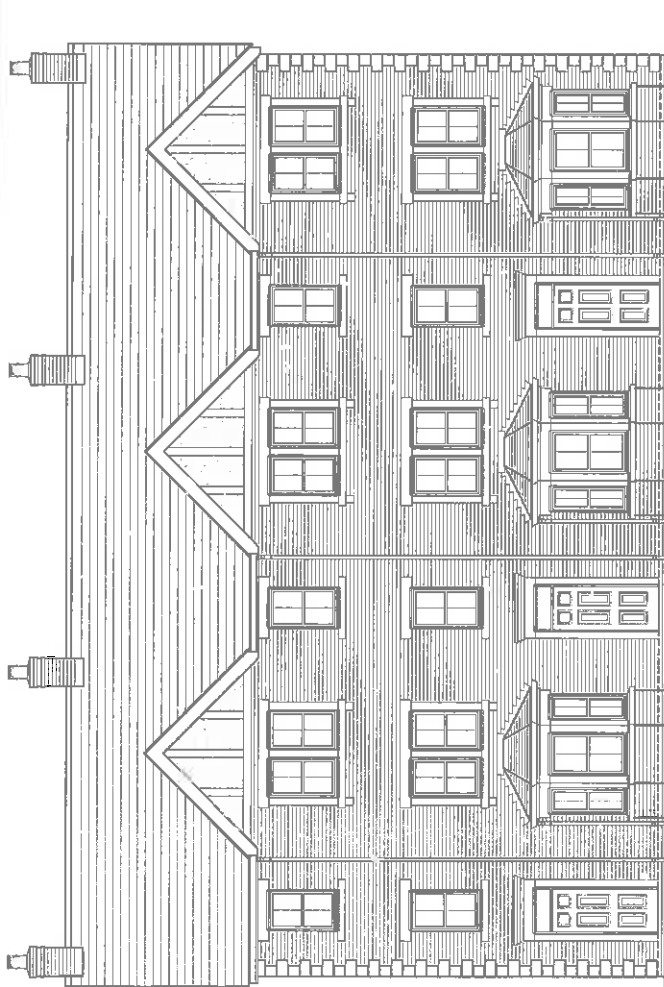
DC BLOCK
Crindledyke Phase 1,
Carlisle

PLANNING APP
The Linden
PLN 113 - 124

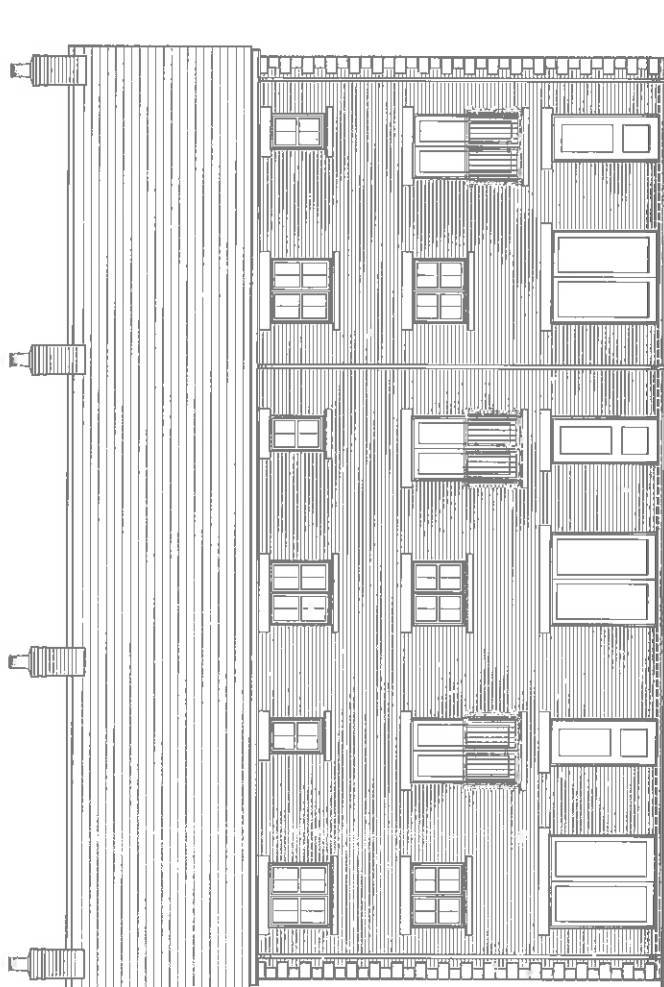
Planning Elevations 1

| DATE | DATE | SCALE | 1:1 | 1:1 | 1:1 |
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| CHECKED BY | SH076 | CHECKED BY | SH076 | CHECKED BY | SH076 |
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| APPROVED BY | | APPROVED BY | | APPROVED BY | |

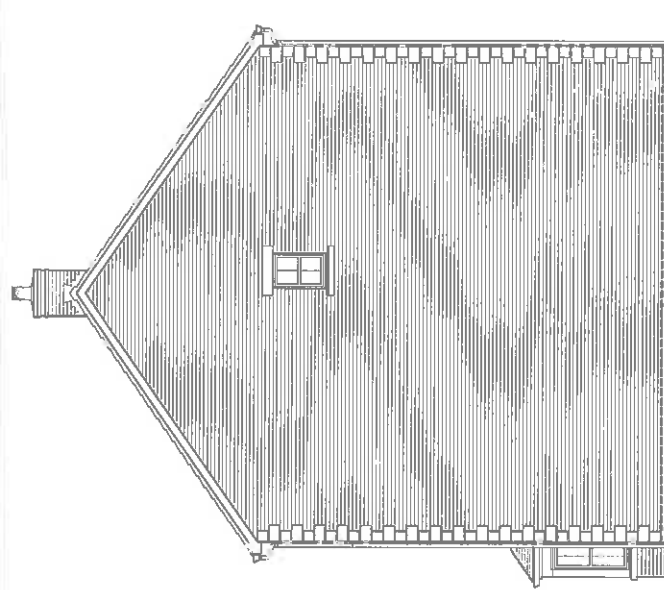
STORY Construction Ltd.
Highfield Industrial Estate, Carlisle, Cumbria, LA2 7NP
Tel: 01223 660880 Fax: 01223 660881



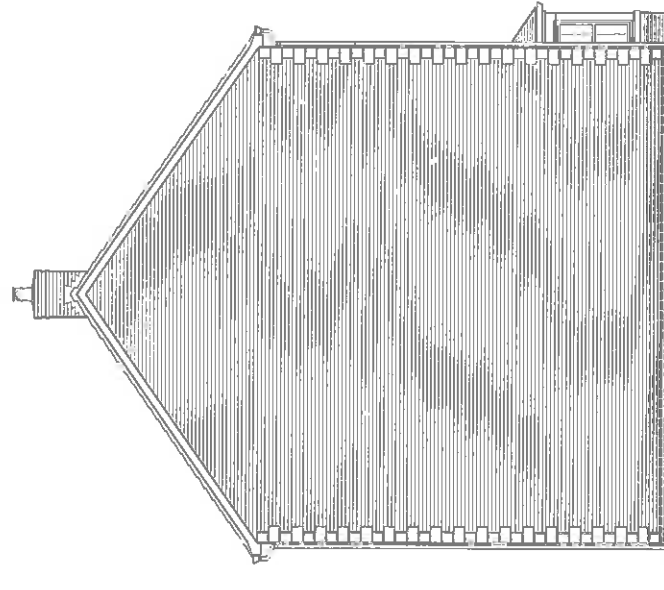
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

PLANNING APP



CS. LUDWIG
Crimledyke Phase 1,

Carlisle

The Linden

Plot 155 - 160

Planning Elevations 2

DR. J. J. J. J.

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DR. J. J. J. J.

Story Construction

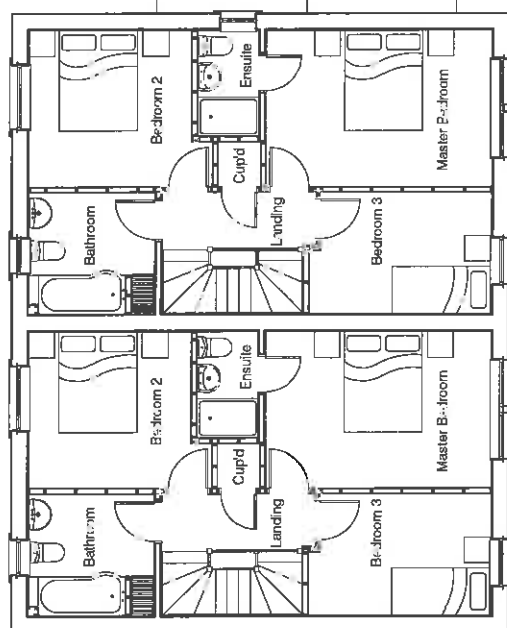
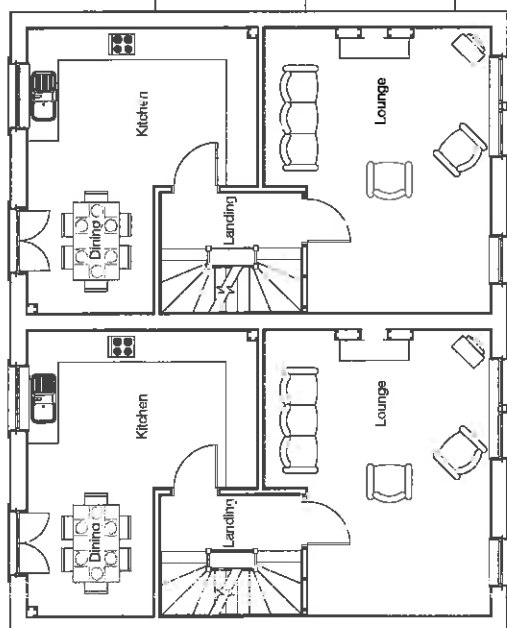
Brighton Road and E. 1st St., Ga.

Tel 91228 88888

Fax 91228 88888

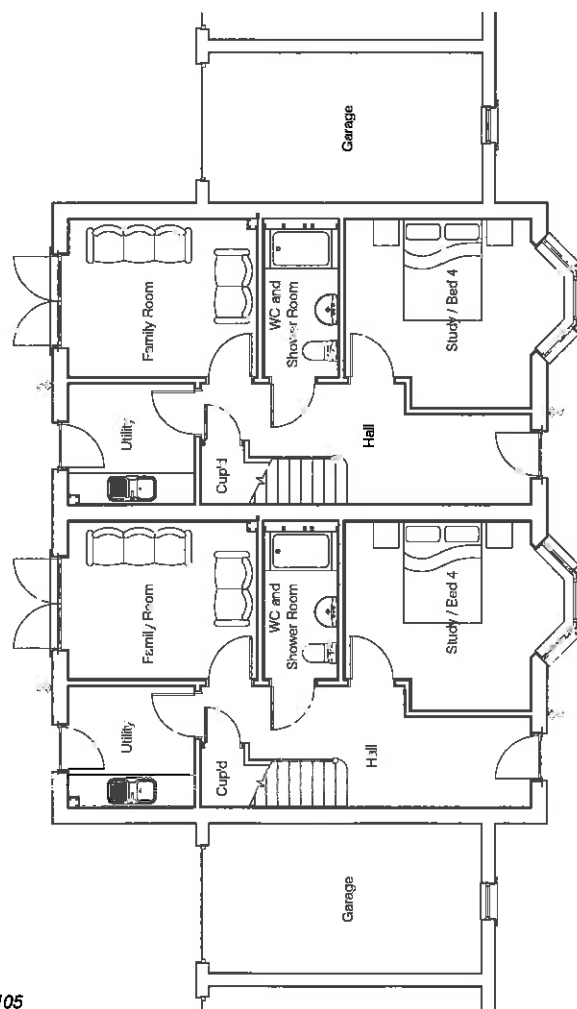
912 228 8888

912 228 8888



First Floor Plan

Second Floor Plan



Ground Floor Plan

PLANNING APP



Grindley Phase 1, Carlisle

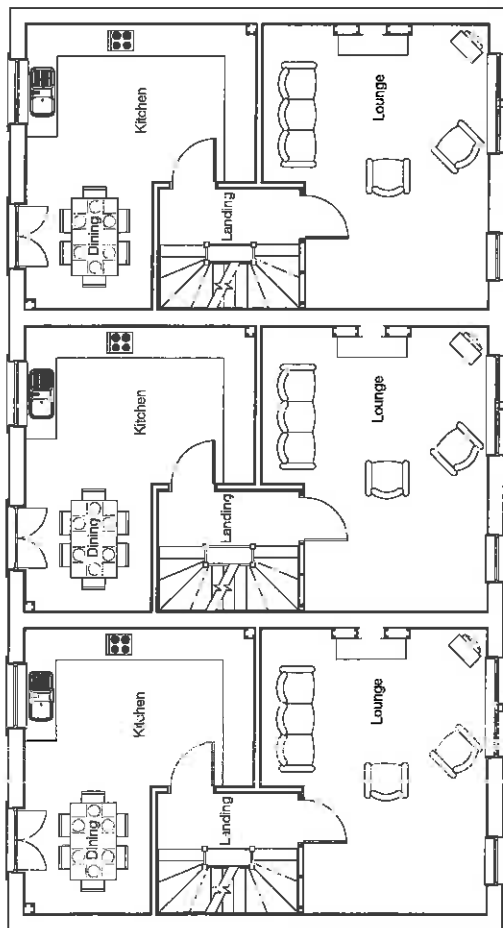
The Linden

PLC-5 112-124

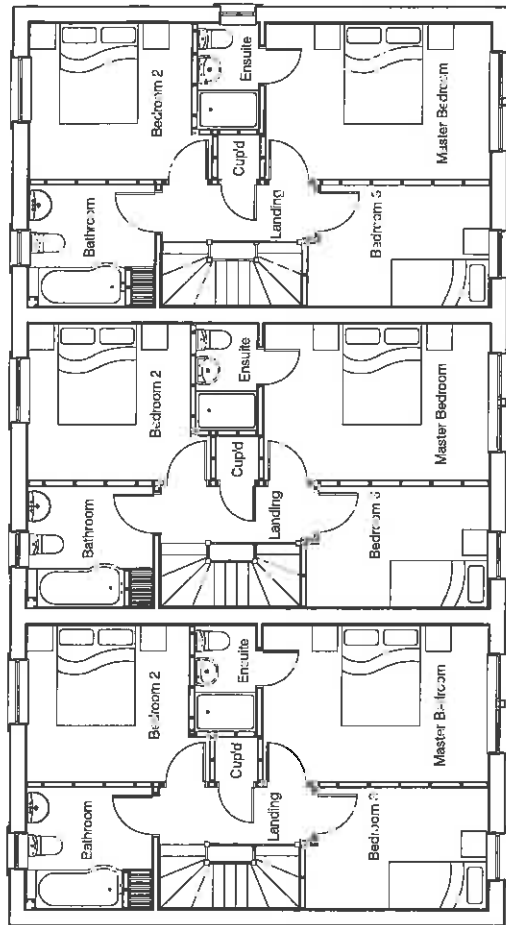
Planning Plans 1

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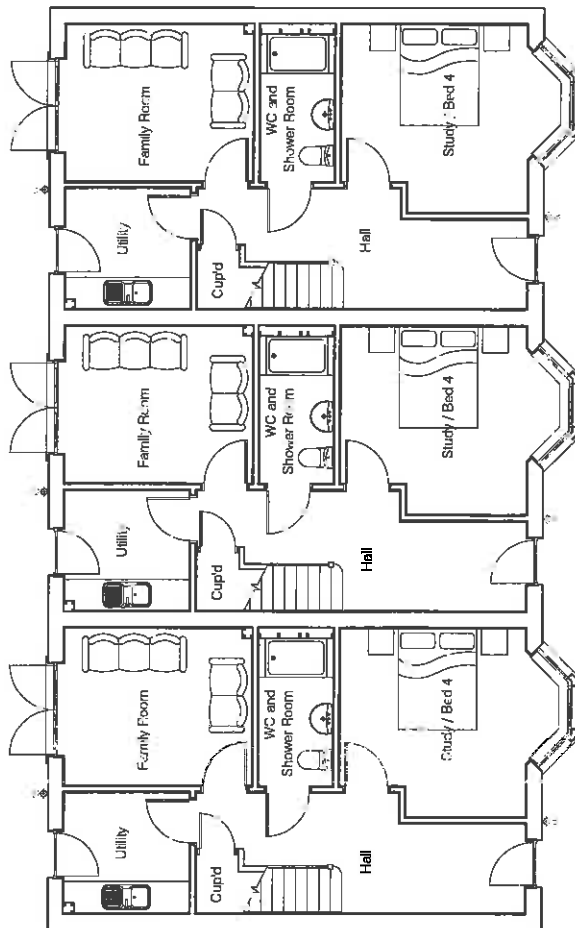
⊕ EL = Energy Efficient Exterior Lighting



First Floor Plan



Second Floor Plan



Ground Floor Plan

PLANNING APP



DEVELOPER
Crimledyke Phase 1,
Cattisle

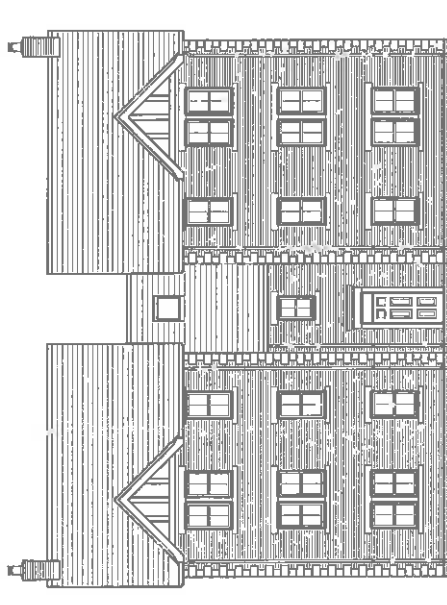
HOUSE TYPE
The Linden

PK 10, 11, 12, 13

Planning Plans 2

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| REVISION NO. | 1 | SCALE | 1:100 |
| DESIGN NO. | BER - PLP2 | 2.2.2.2.2 | |
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⊕EL = Energy Efficient Exterior Lighting



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Mulberry

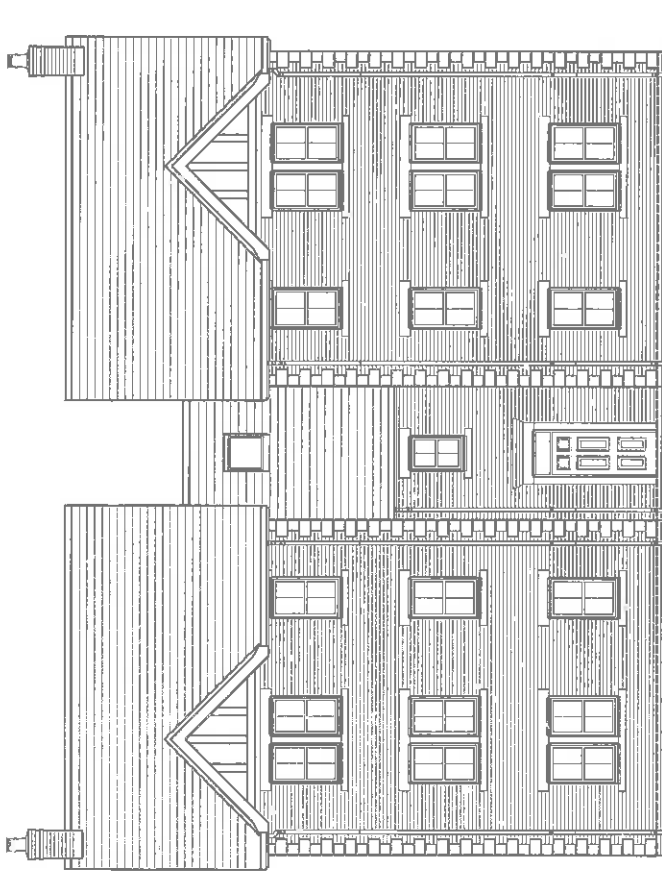
Parking Space
GF/FF 56.21 sq.m. (605.04 sq.ft.)

© **Story Construction Ltd.**

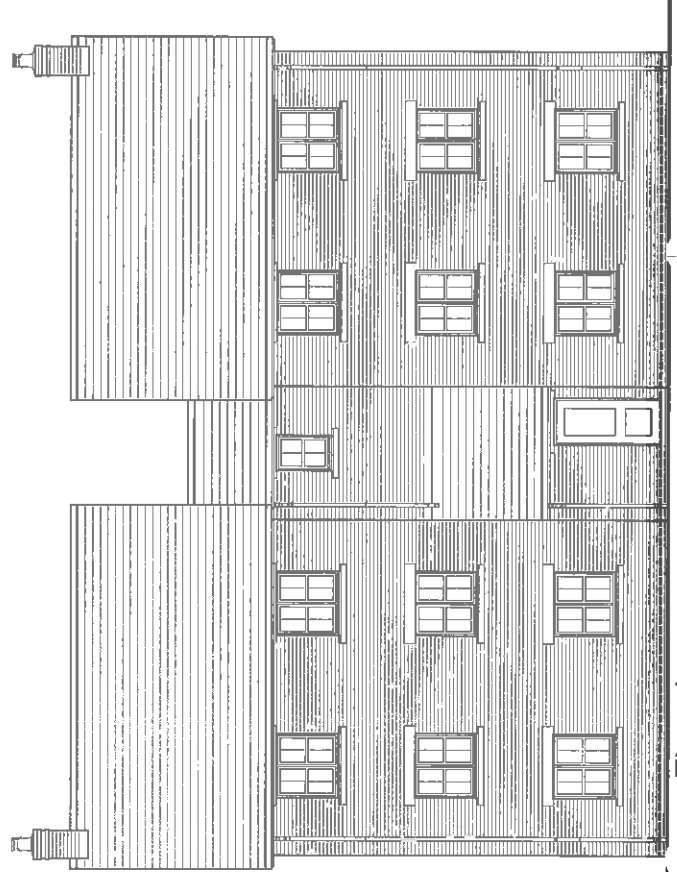
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

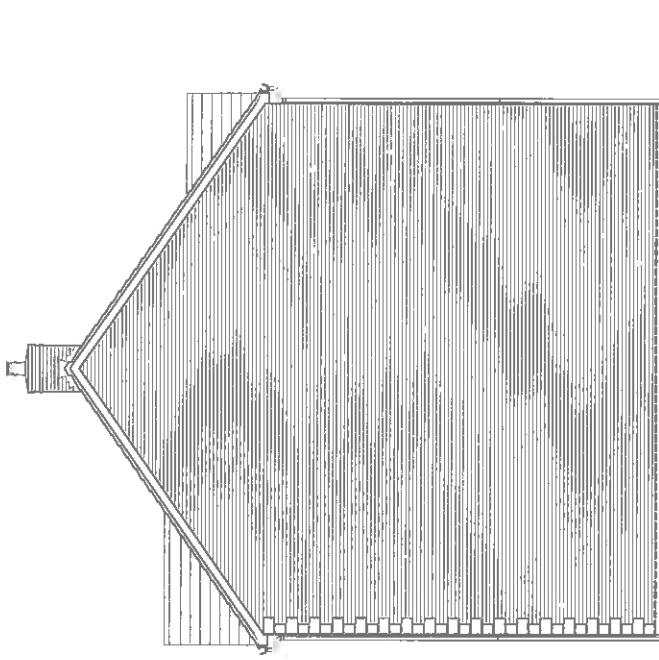
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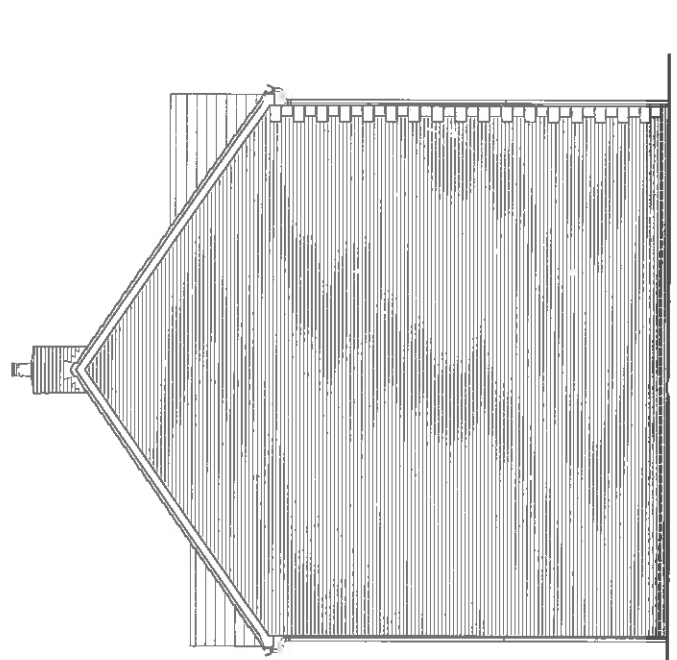
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

PLANNING APP



REVISION
Chindledyke Phase 1,
Cadisley
The Mulberry

HOUSE TYPE

Plot: P10-103

DATE: 01/03/2012
SCALE: 1:125
MUL - PLE1
SH075
1

Planning Elevations 1

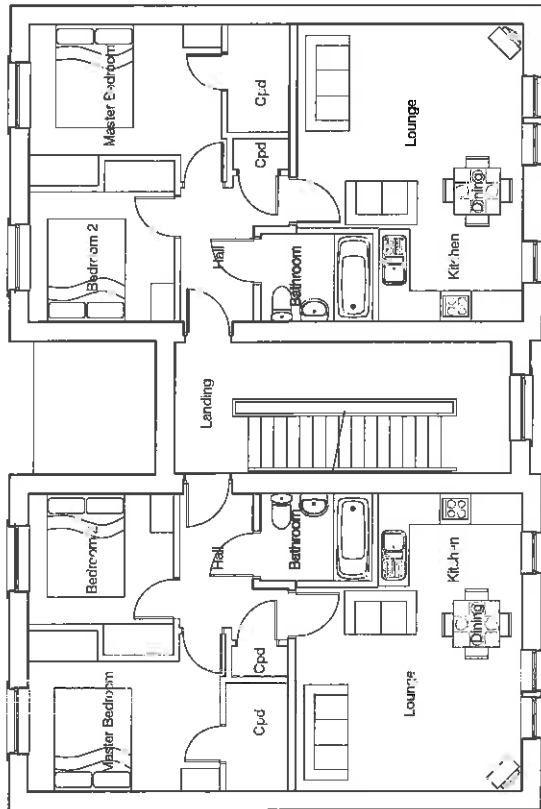
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| APPROVED BY | | | |

Story Construction Ltd

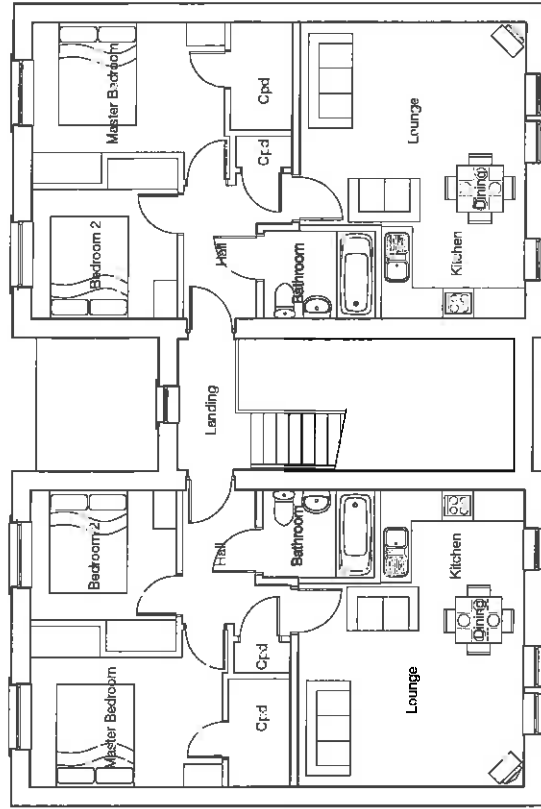
Plot: P10-103

Tel: 01223 848880

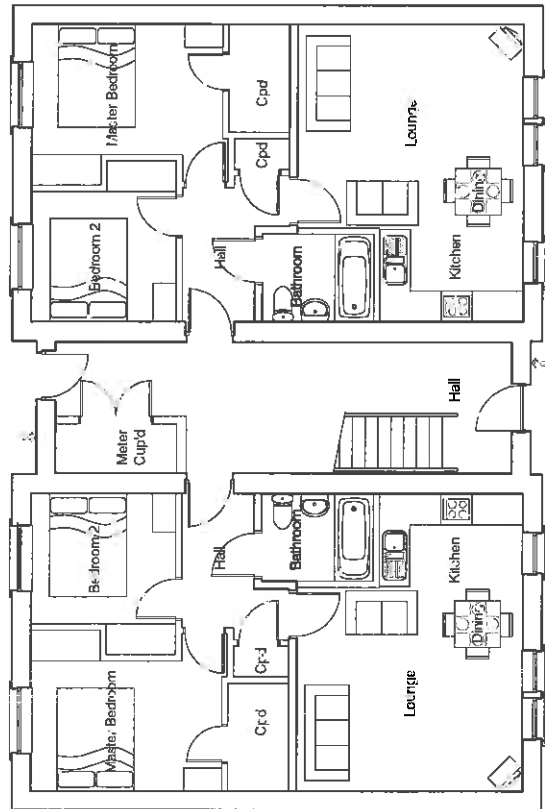
Plot: P10-103



First Floor Plan



Second Floor Plan



Ground Floor Plan

PLANNING APP



Grindledyke Phase 1,
Carlisle

The Mulberry

Plan 163 - 167

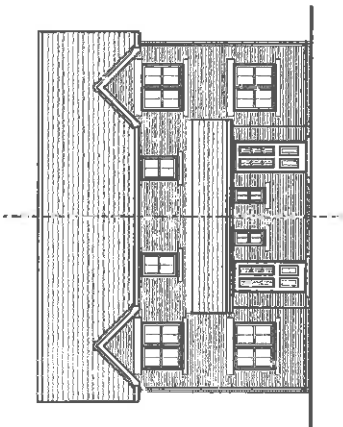
Planning Plans 1

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| REVISION | SH075 |
| 1 | |

Story Construction Ltd.

Barton Road, Carlisle, Cumbria, CA2 7NP,
Tel: 01223 540595 Fax: 01223 540591



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Osier

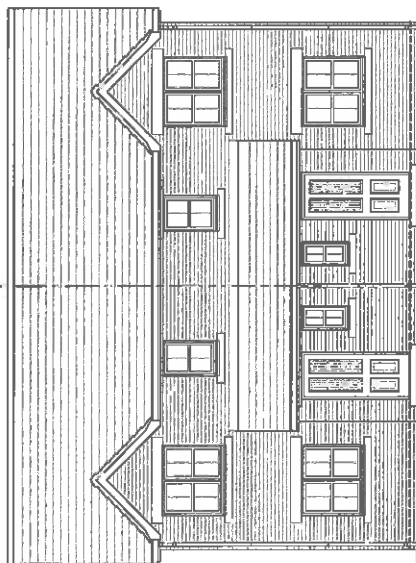
GF/FF 66.09sq.m. (711.33 sq.ft.)

© **Story Construction Ltd.**

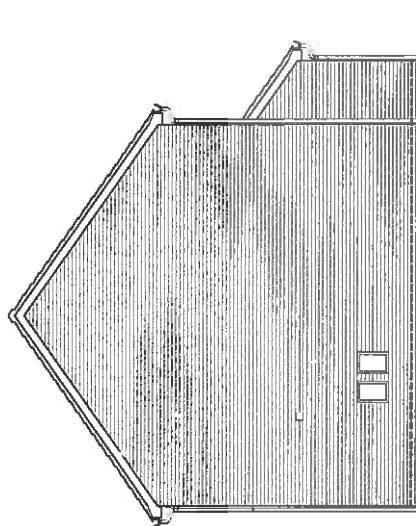
Burgh Rd Industrial Estate, Carlisle, Cumbria, CA2 7NA.

Tel 01228 640850

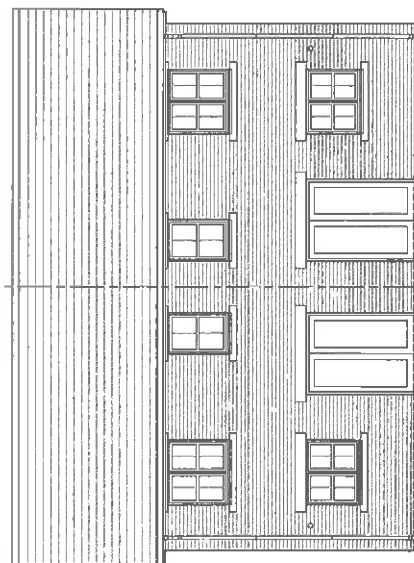
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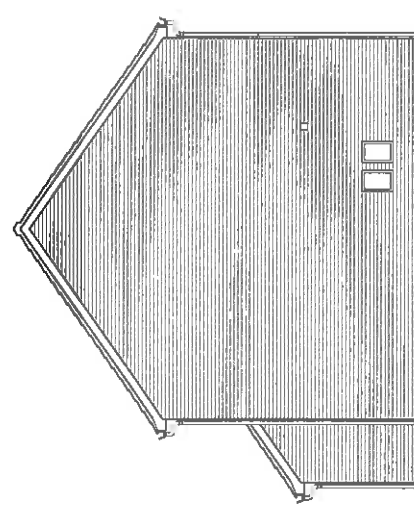
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



INERADOT: 30

Crindledyke

Phase 1, Carlisle

The Osier

PLATE 17, A: 71, 72, 73, 74, 75, 111 & 112

DR. JING

Planning Elevations 1

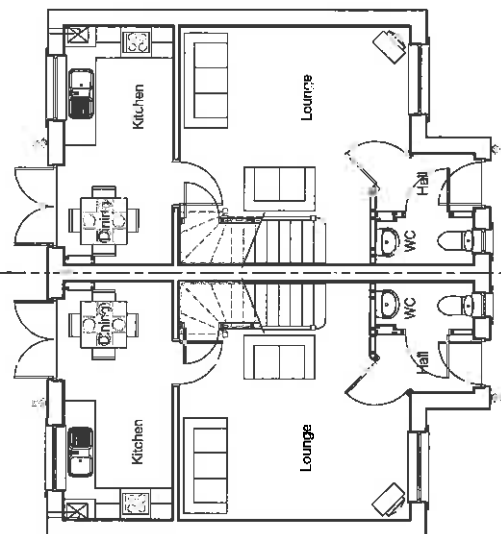
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| CDS | MSD | | SOURCE | 1107-24 | |
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| REGION SITE REFERENCE | | | SH075 | | METER OFF 1 |

Story Construction Ltd.

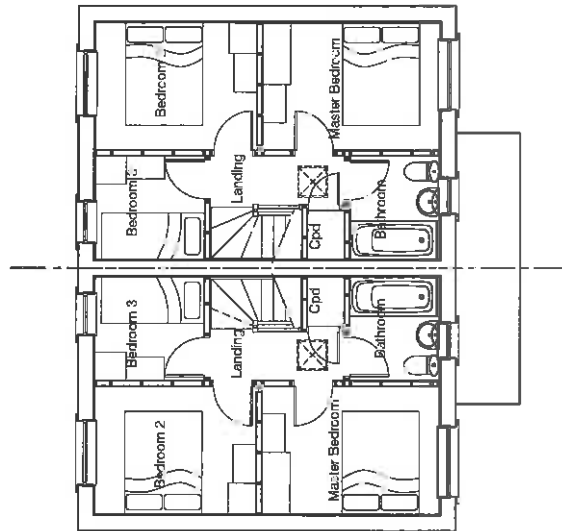
Burgh Field Industrial Estate, Cardiff, Cumbria, SA2 7NA.

Tel 01223 640450

601.5 . . 942 7104
 FAX 01222 840034



Ground Floor Plan



First Floor Plan

⊕ EL = Energy Efficient Exterior Lighting

PLANNING APP



THE DEVELOPER
Crindledyke Phase 1,
Carlisle

The Osier

PHOS 17, 40, 71, 72, 83, 84, 102, 111 & 112
DC 1, 103

Planning Plans 1

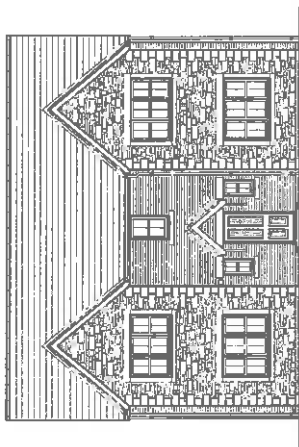
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| REVISIONS | | |

Story Construction
Group Ltd. Building Experts - Carlisle

Tel 01223 644444

Plot 102 71/12



PLANNING APP

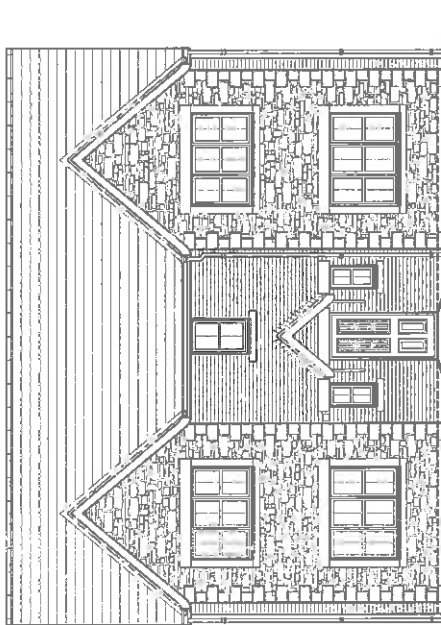


Crindledyke Phase 1, Carlisle SH075

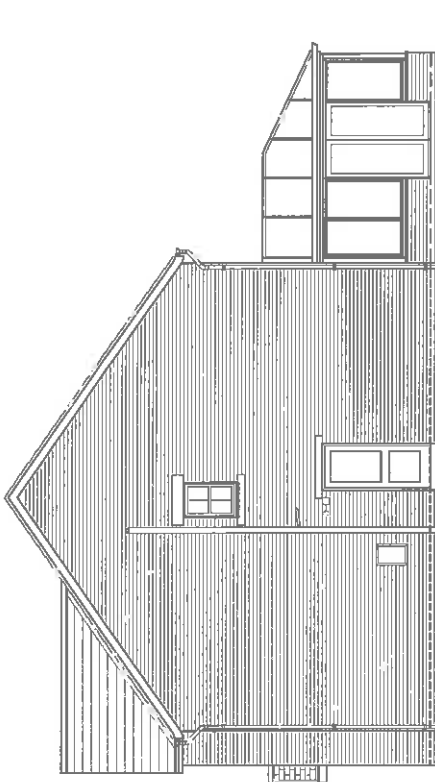
The Pine

Detached Garage
GF/FF 180.52 sq.m. (1943.10 sq.ft.)
GARAGE 30.92 sq.m. (332.82 sq.ft.)

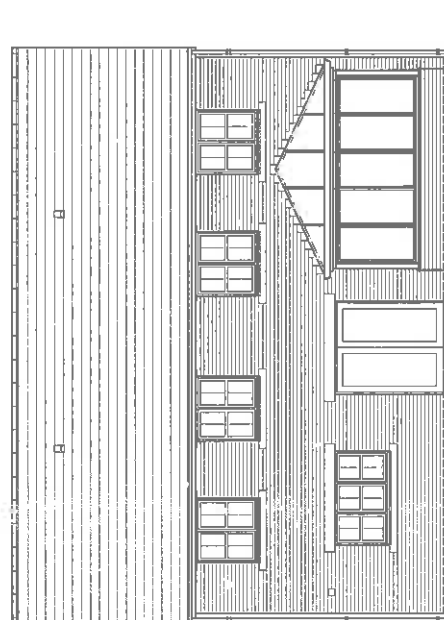
© **Story Construction Ltd.**
Burgh Rd Industrial Estate, Carlisle, Cumbria, CA2 7NA.
Tel 01228 640850 **Fax 01228 640851**



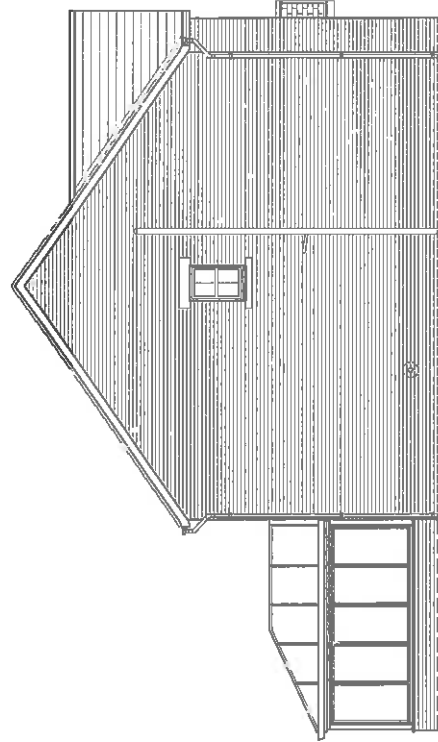
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



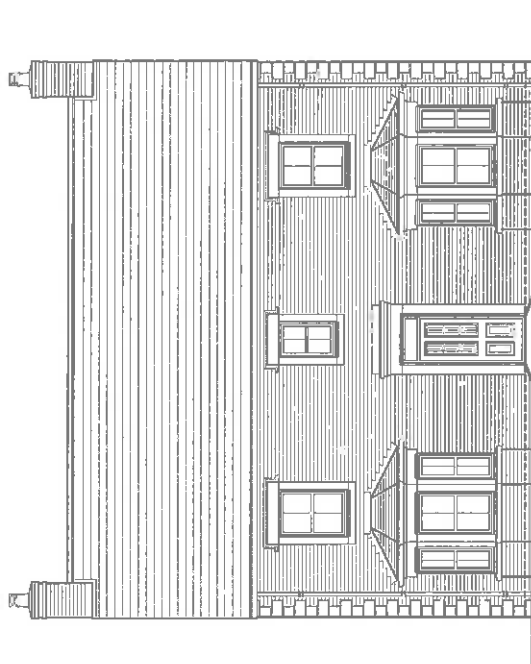
DEVELOPMENT
Crindledyke
Phase 1, Carlisle

PROPERTY TYPE
The Pine
in Carlisle City

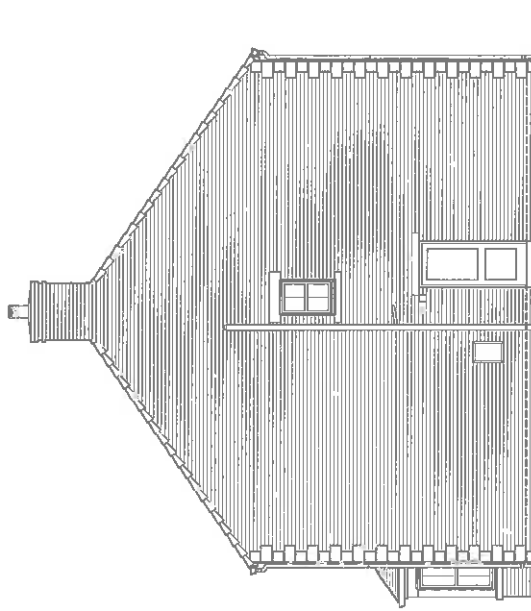
Planning Elevations 2

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| REVISION | 1 |

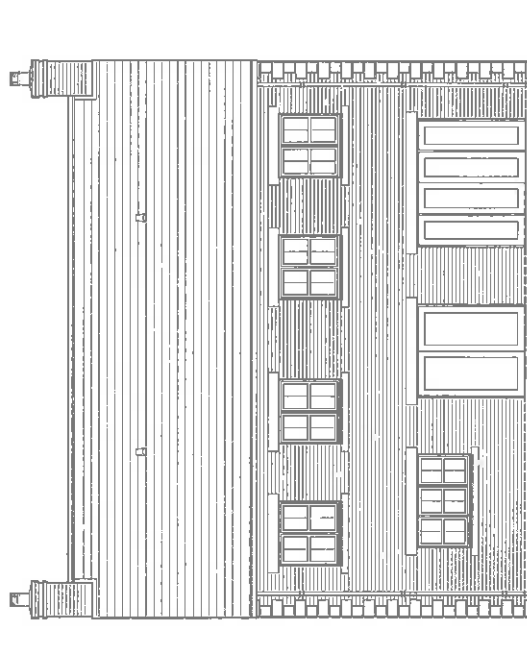
Story Construction Ltd.
Cauldwell Industrial Estate, Carlisle, Cumbria, C.A. 4 6AG
Tel 01228 640889 Fax 01228 640891



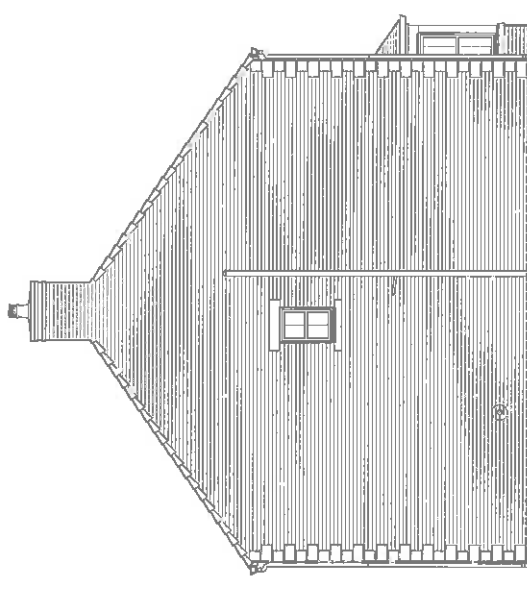
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



DEBUT, NEW

DEBUT, NEW

Phase 1, Carlisle

The Pine

Planning Elevations 3

PLATE 1

2017

2017

CHECKED BY

CHECKED BY

DATE: 11/01/02

DATE: 11/01/02

DATE: 11/01/02

DATE: 11/01/02

REVIEW
NUMBERREVIEW
NUMBER

| | |
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DATE _____
PAGE _____

DATE _____
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Article 10

Article 10

Article 10

Article 10

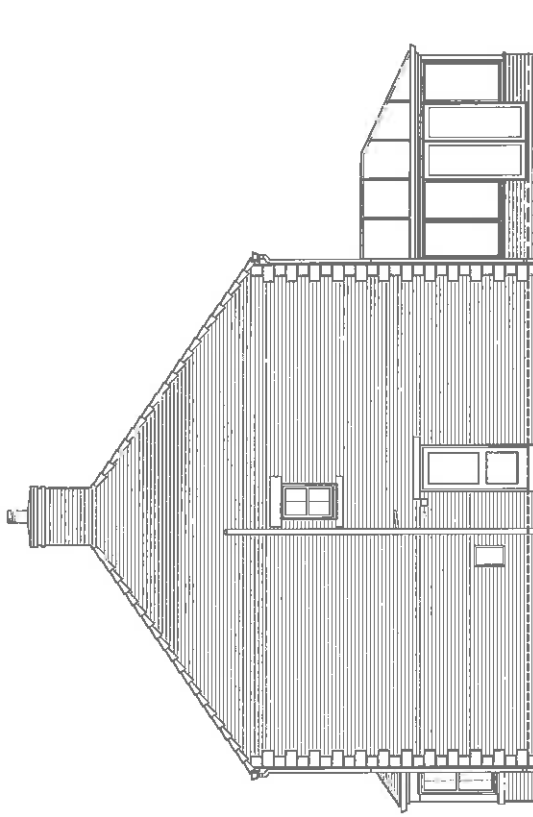
Story Construction

Dough Food Industrial Estate, C-2

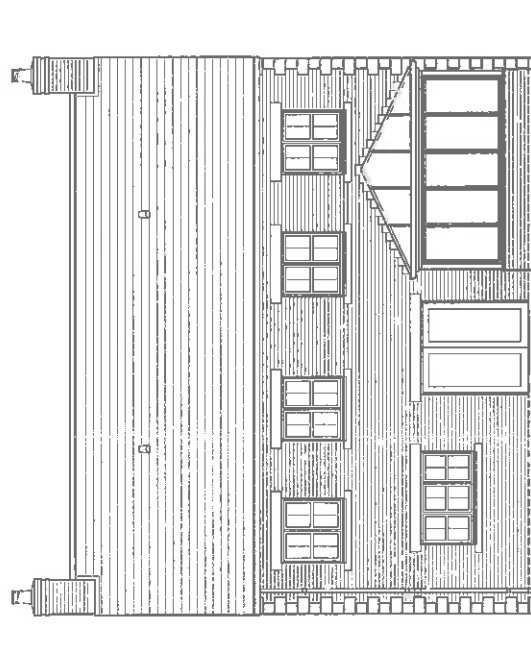
Tel 01228 640880



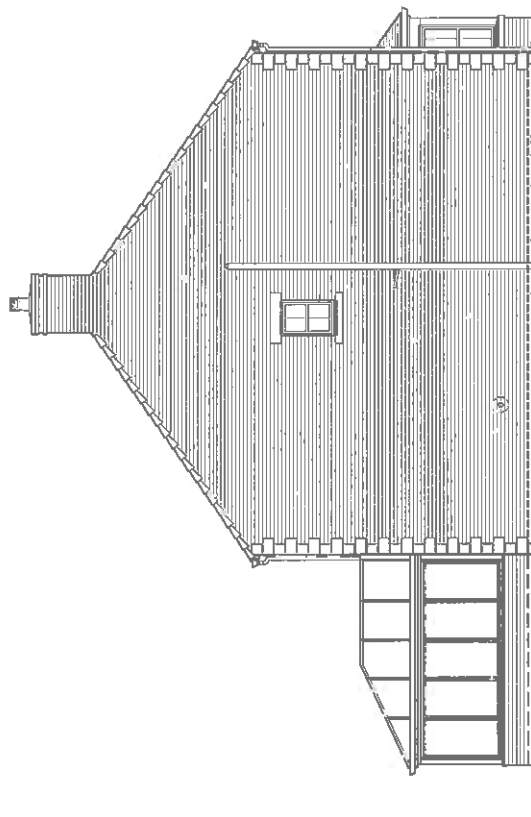
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



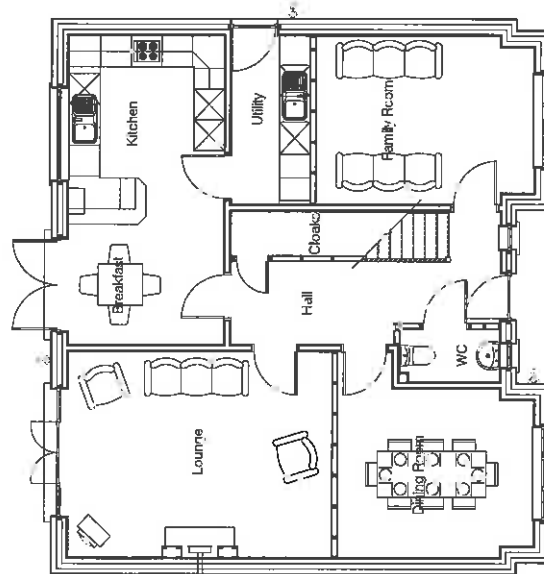
REDEVELOPMENT
Crindledyke
Phase 1, Carlisle

Plot Type
The Pine

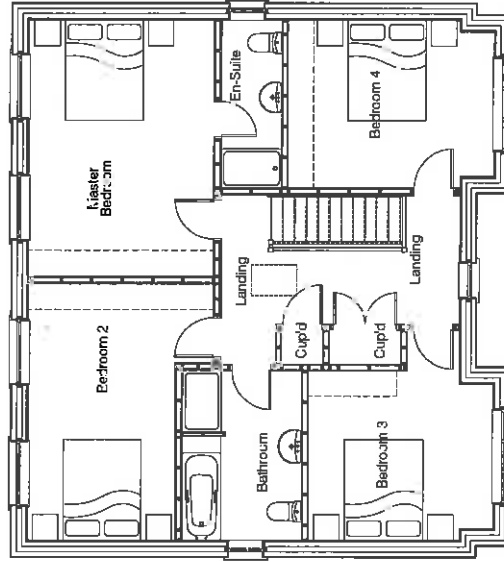
Planning Elevations 4

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| REGION | | DATE | SCALE |
| REVISION | | DATE | SCALE |
| BY | | DATE | SCALE |
| DATE | | DATE | SCALE |

Story Construction Ltd.
Burgess Road, Carlisle, Cumbria, CA2 7NA
Tel: 01228 500000 Fax: 01228 500001



Ground Floor Plan



First Floor Plan

PLANNING APP



DEVELOPMENT
Crindledyke
Phase 1, Carlisle
THE PINE
CONCEPT

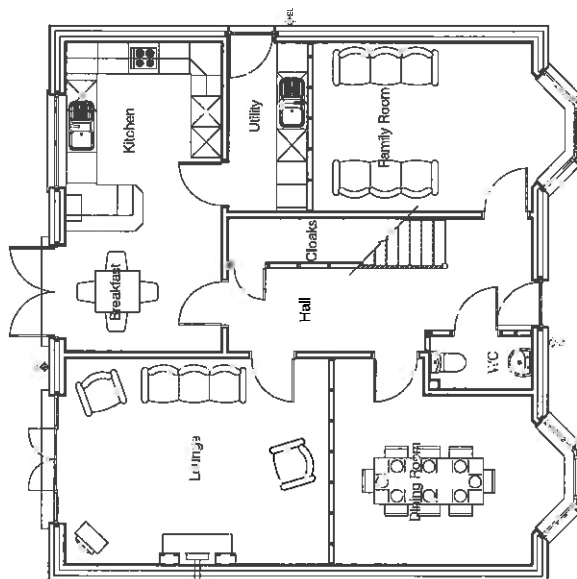
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Planning Plans 1

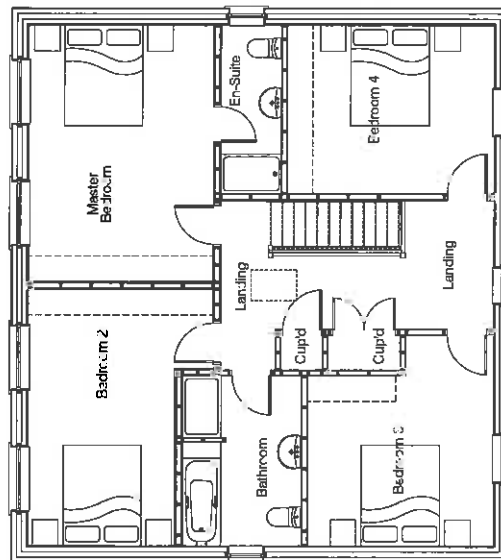
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| VEHICLE TYPE | SH075 |
| REFERENCE | 1 |
| REMARKS | |

Story Construction

Tel 01228 640669
Fax 01228 640669
Plymouth Road, New Estate, Lymington, Hampshire, SO41 2NA



Ground Floor Plan



First Floor Plan

⚡ EL = Energy Efficient Exterior Lighting

PLANNING APP

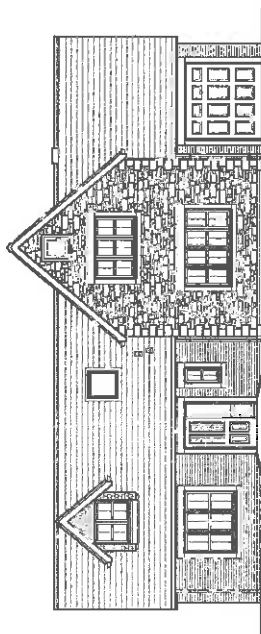


THE DEVELOPER
Grindledyke
Phase 1, Carlisle
The Pine

Planning Plans 3

| | | | |
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| CHECKED BY | DATE | SCALE | 1:125 AS |
| DESIGNED BY | DATE | SCALE | 1:125 AS |
| PROJECT NAME | DATE | SCALE | 1:125 AS |
| PROJECT REFERENCE | DATE | SCALE | 1:125 AS |
| PROJECT REFERENCE | DATE | SCALE | 1:125 AS |

Story Construction
Rugby Rd, Rugby, Warwickshire, CV21 3JH
Tel: 01226 660000



FOR CONSTRUCTION

STORY
Homes

Crindledyke Phase 1, Carlisle
SH075

The Redwood

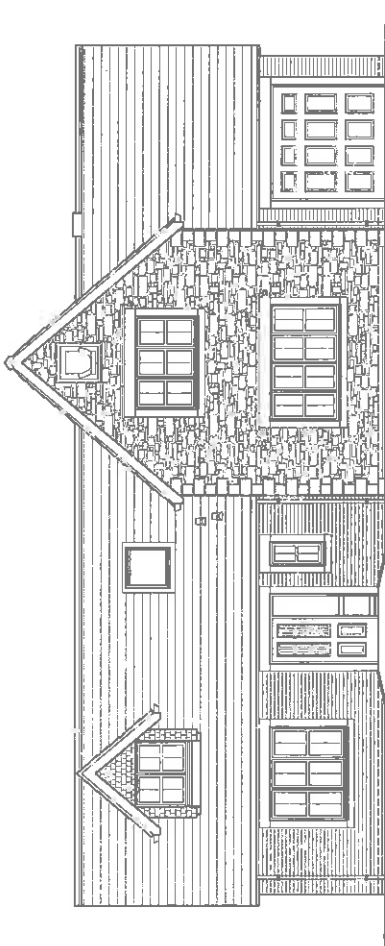
Four Bedroom Detached Property
Eight Person Accommodation
GF/FF 181.06m² (1948.86 sq.ft.)

© **Story Construction Ltd.**

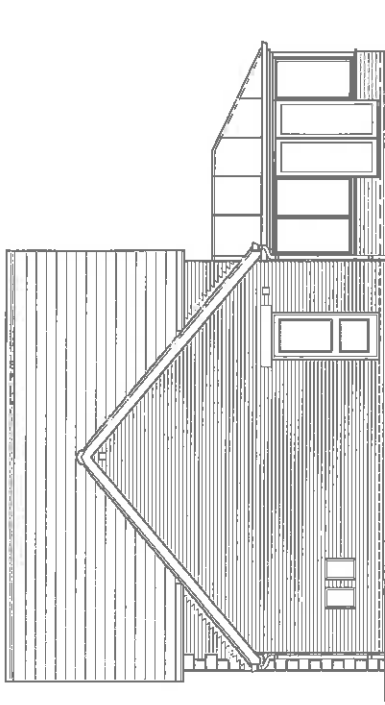
Burgh Rd Industrial Estate, Carlisle, Cumbria, CA2 7NA.

Tel 01228 640850

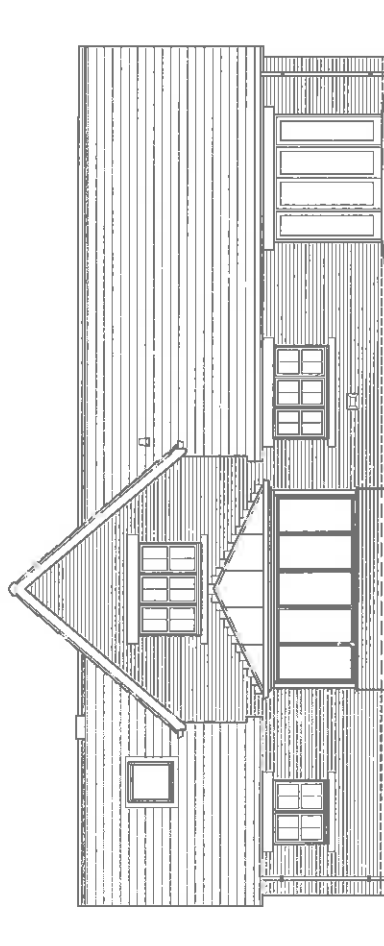
Fax 01228 640851



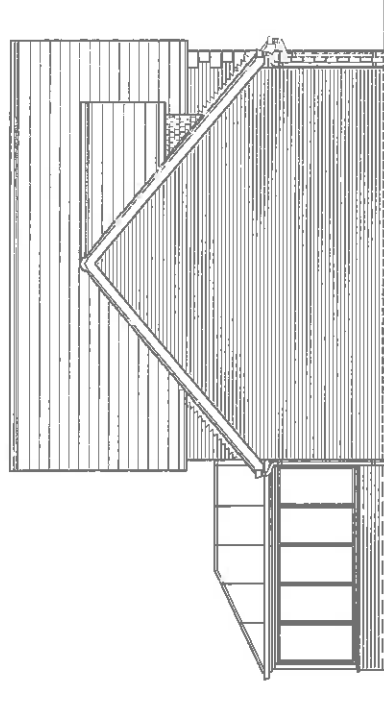
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

FOR CONSTRUCTION



DR-3, TENT Crindledyke

Phase 1, Carlisle

The Redwood

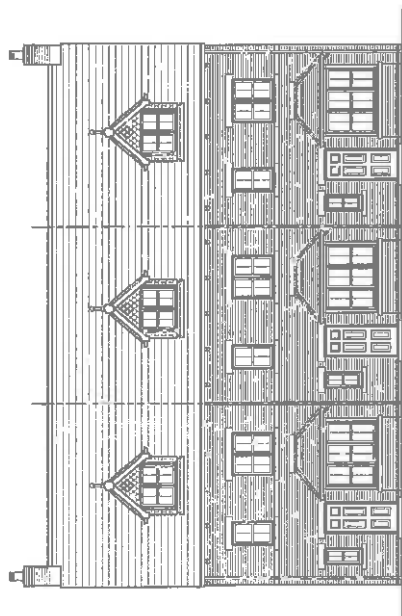
PLG 12, 3, 14

Planning Elevations 2

with Conservatory

| DATE | TIME | DATE | TIME |
|------------------|------------|------|-----------|
| 13 Nov 12 | 11:12 | | |
| CHECKED BY | WIN - PLE2 | DATE | 13 Nov 12 |
| DESIGNED BY | WIN - PLE2 | DATE | 13 Nov 12 |
| REGION REFERENCE | SH075 | DATE | 13 Nov 12 |
| REGION REFERENCE | SH075 | DATE | 13 Nov 12 |

Story Construction
 Built for the Home
 Tel: 01228 640000
 Fax: 01228 640001
 E-mail: info@storyhomes.co.uk



PLANNING APP



Crindledyke Phase 1, Carlisle
SH075

The Yew

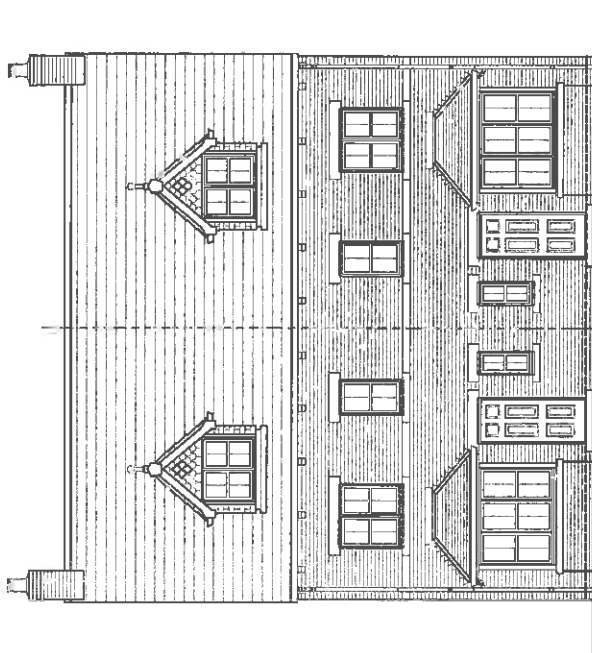
GF/FF/SF 122.80 sq.m. (1321.83 sq.ft.)

© **Story Construction Ltd.**

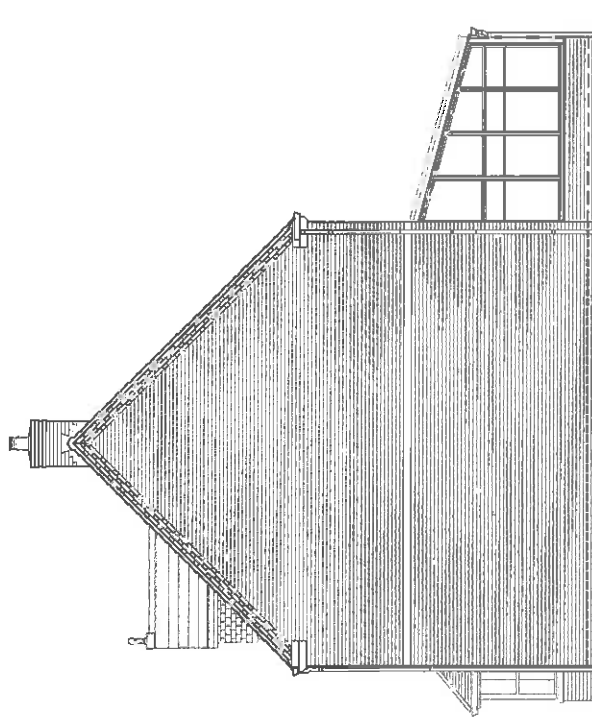
Burgh Rd Industrial Estate, Carlisle, Cumbria, CA2 7NA.

Tel 01228 640850

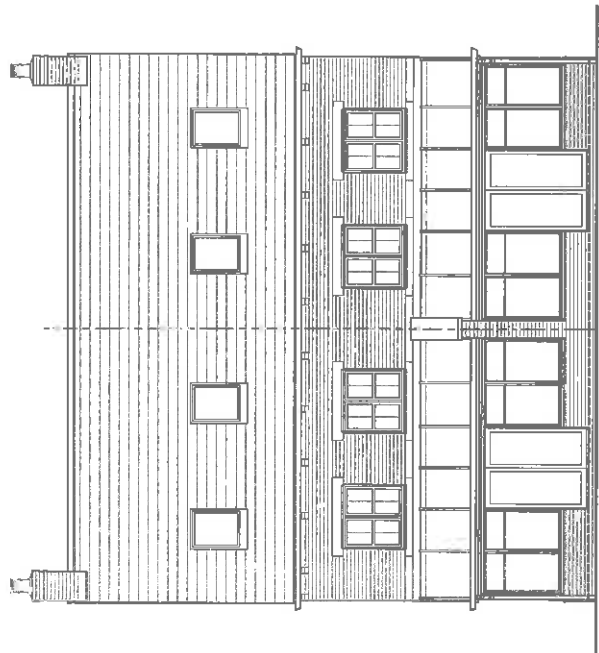
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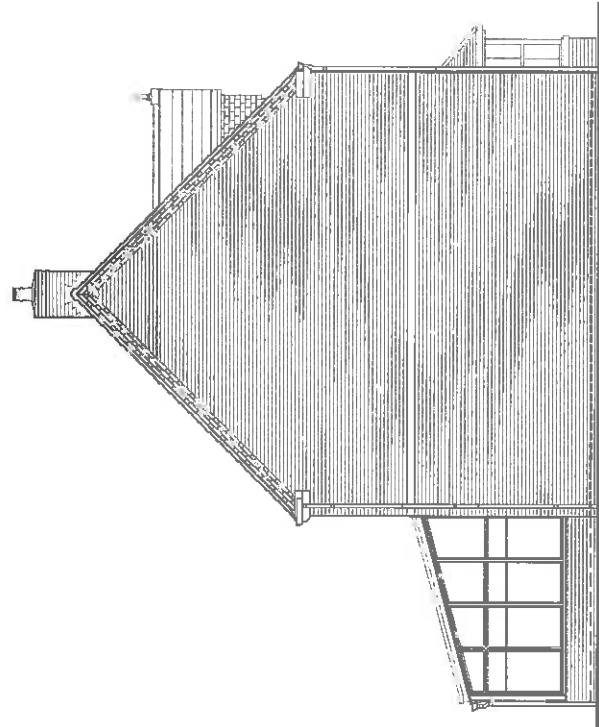
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



DEVELOPER
Crindleyke Phase 1,
Carlisle

PROJECT
The Yew
SEM - PLOT 143 & 147

DATE: 11/11/19
DRAWN BY: AS
CHECKED BY: AS
DATE: 08/11/2019

PROJECT NO: 190123

DATE: 08/11/2019

PROJECT NO: 190123

PROJECT NO: 190123

PROJECT NO: 190123

PROJECT NO: 190123

PROJECT NO: 190123

PROJECT NO: 190123



The Yew

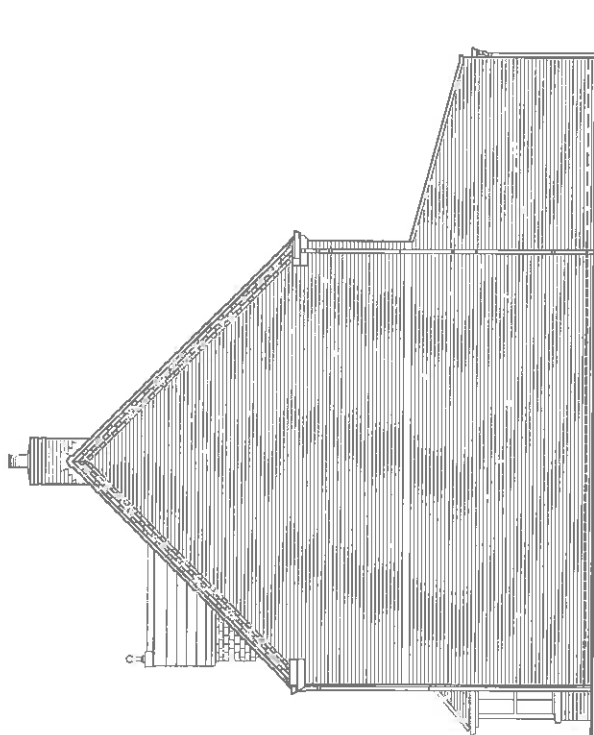
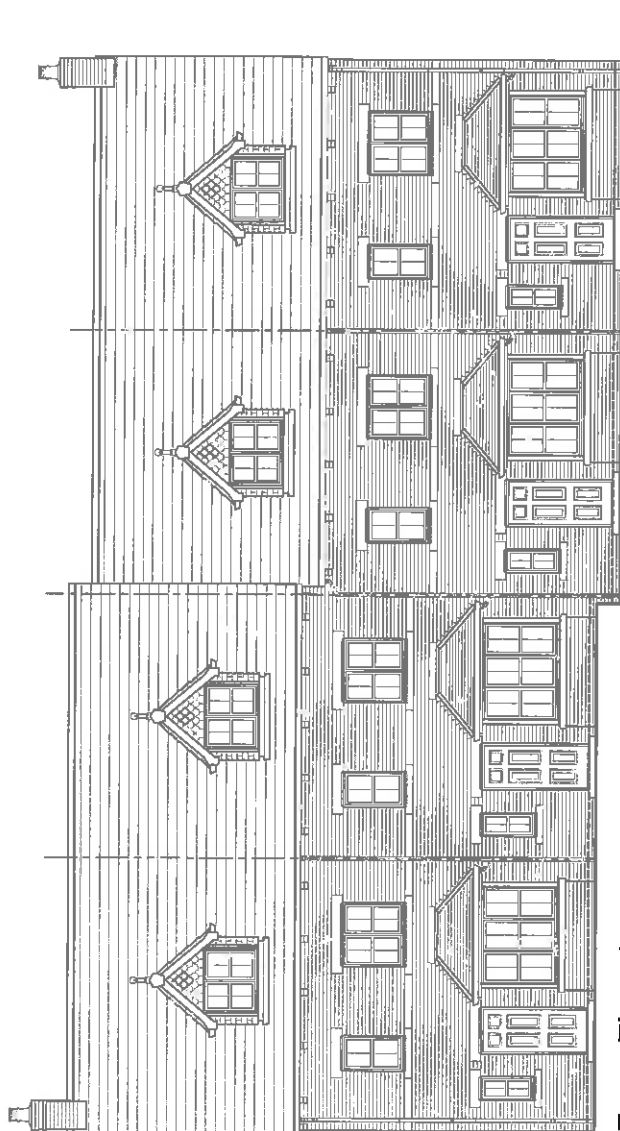
BLOCK TERRACE - PLOT 15, 16, 17

Planning Elevations 2

| | | | |
|----------------|------------|---------------|--------|
| DATE | 48 | DATE OF BIRTH | |
| CHECKED BY | | DATE | 1-1-73 |
| DOCKING NUMBER | YEW - PLE2 | DATE | - |
| REG-IN DATE | SH075 | MULTIPLY | 1 |

Story Construction Ltd.

Cunha Rd Industrial Estate, Curitiba, Paraná, Brazil 81270-900



PLANNING APP



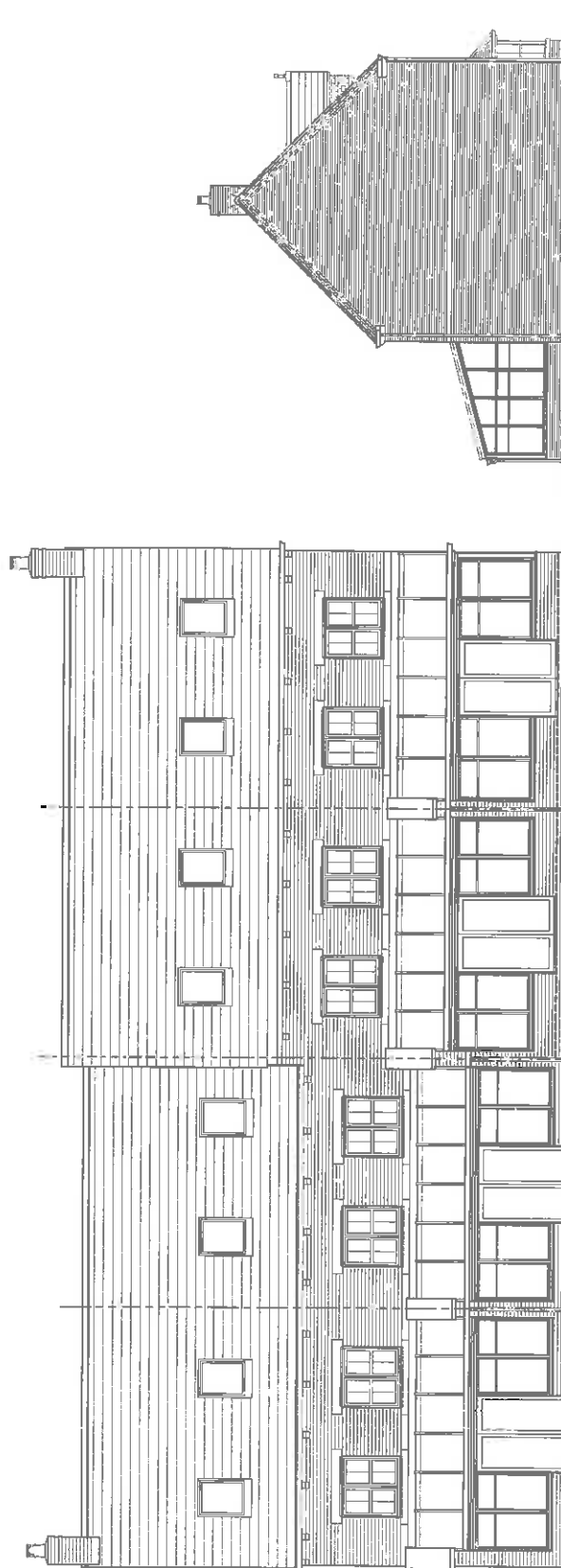
Client: Crindledyke Phase 1,
Carlisle

The Yew

4 BLANK TEST VOLUME PLOTS 146-1A)

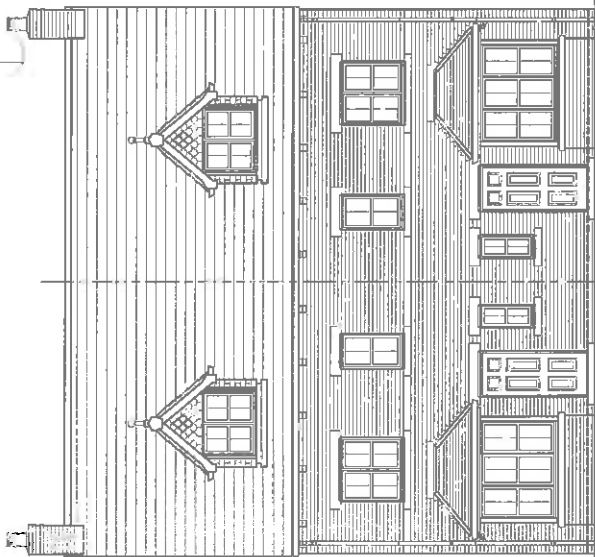
Planning Elevations 3

| | | | |
|-----------------------|---------------|--------------------|-----------------|
| DATE: 04-11-70 | TO: 00-2-2311 | BUREAU OF RECORDS | |
| CLASSIFIED BY: - | | SYNOPSIS: 11-11-70 | |
| CLASSIFICATION NUMBER | YEW - PLE3 | | RE: PLE3 |
| PERSONALITY | SH075 | | NO. OF PAGES: 1 |

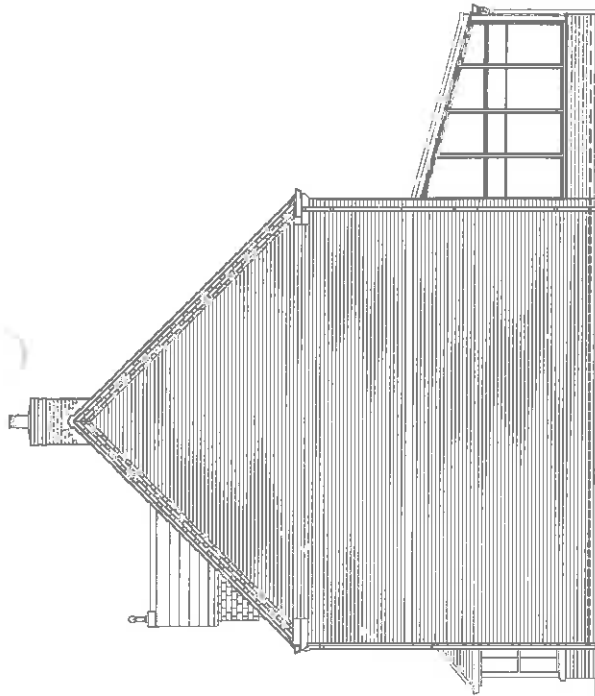


*Elevation scale reduced for sheet.
See sheets PLE1 & PLE2 for 1:100
scale elevation

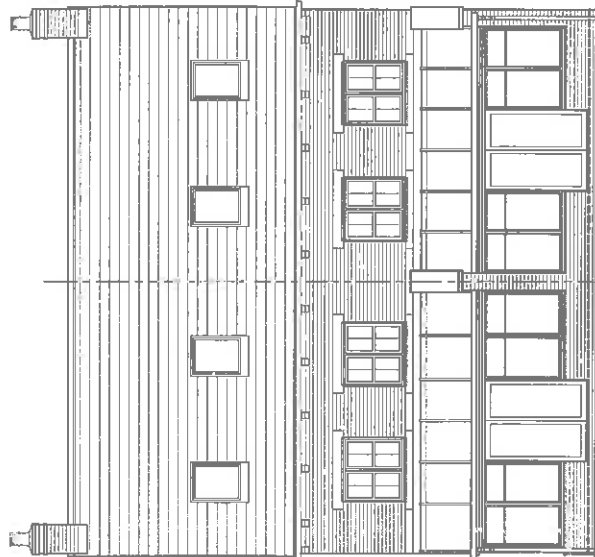
Side variation



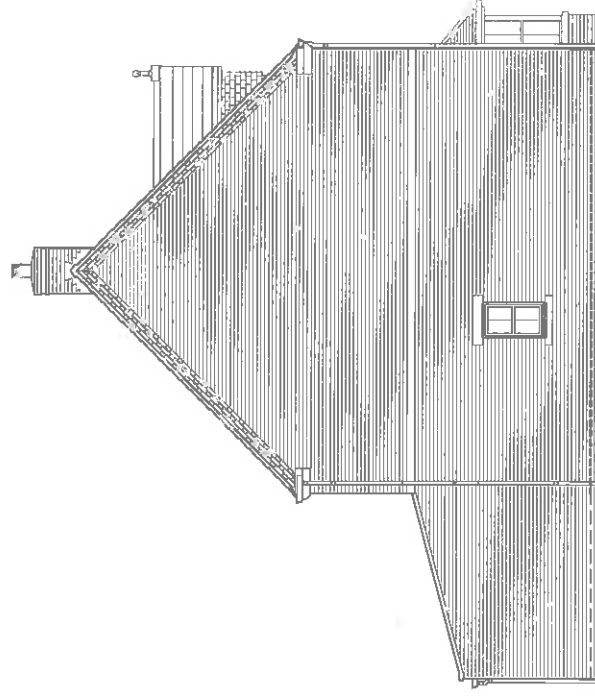
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



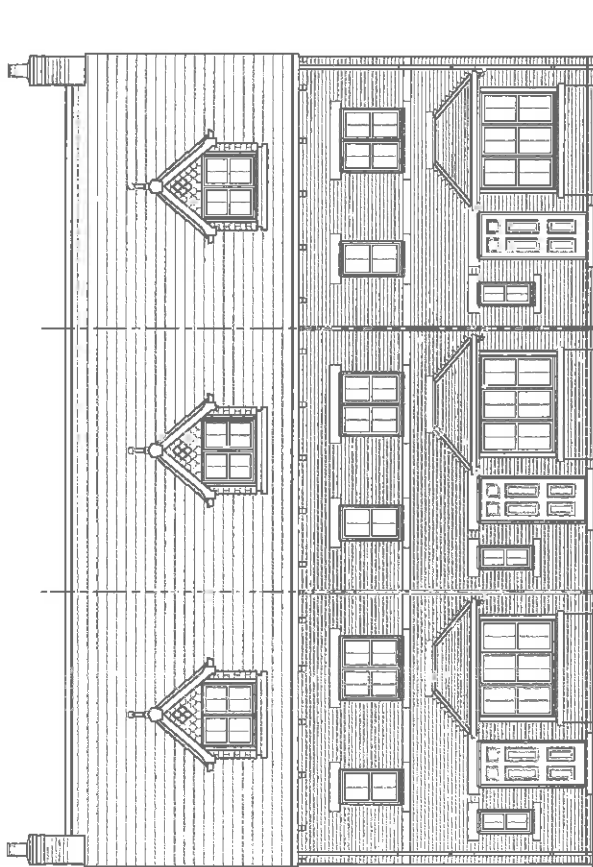
PROPERTY
Grindledyke Phase 1,
Carlisle

PROJECT TYPE
The Yew
BSM - 17 & 1.0

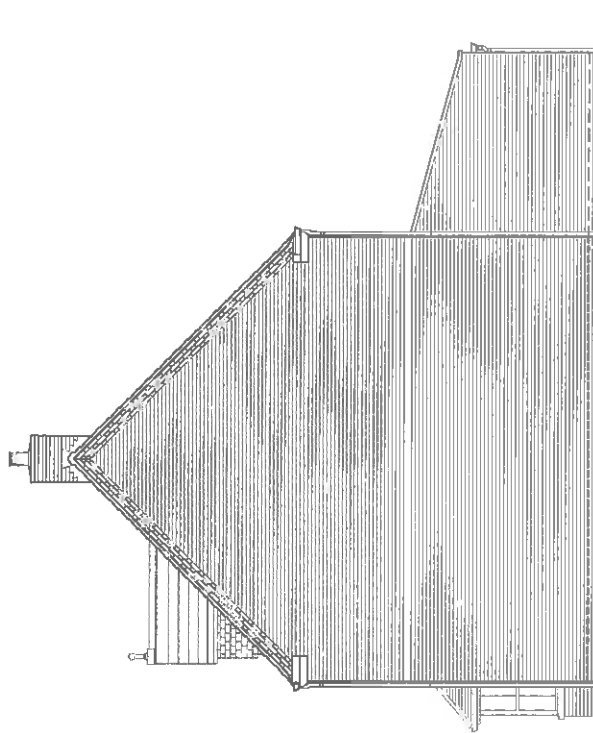
Planning Elevations 4

| DATE | BY | DATE | BY |
|----------------|----|----------------|----|
| 01/10/2011 | | 01/10/2011 | |
| CHECKED BY | | CHECKED BY | |
| YEW - PLE4 | | YEW - PLE4 | |
| PROJECT NUMBER | | PROJECT NUMBER | |
| SH075 | | SH075 | |
| REFERENCE | | REFERENCE | |
| 1 | | 1 | |

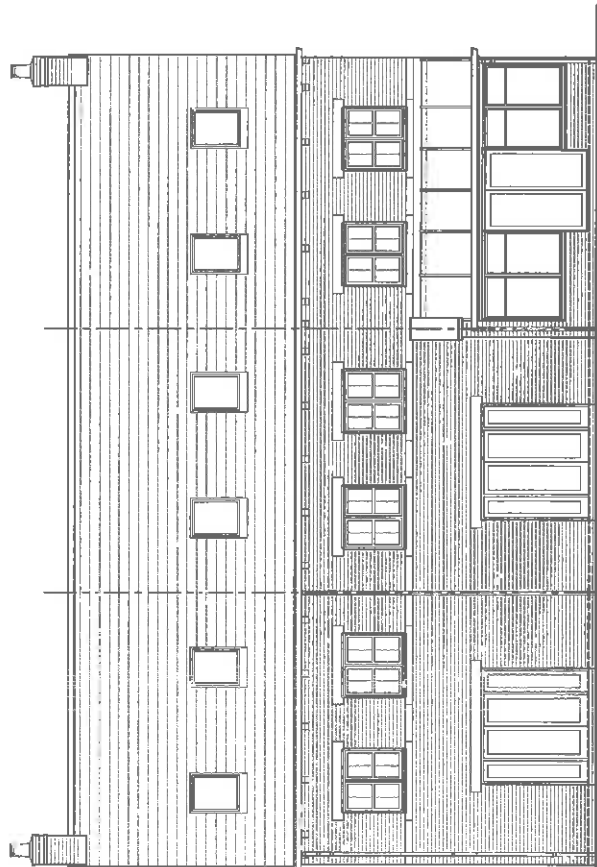
Story Construction Ltd.
Cirencester Industrial Estate, Cirencester, Glos, GL7 1NA
Tel: 01225 666666 Fax: 01225 666666



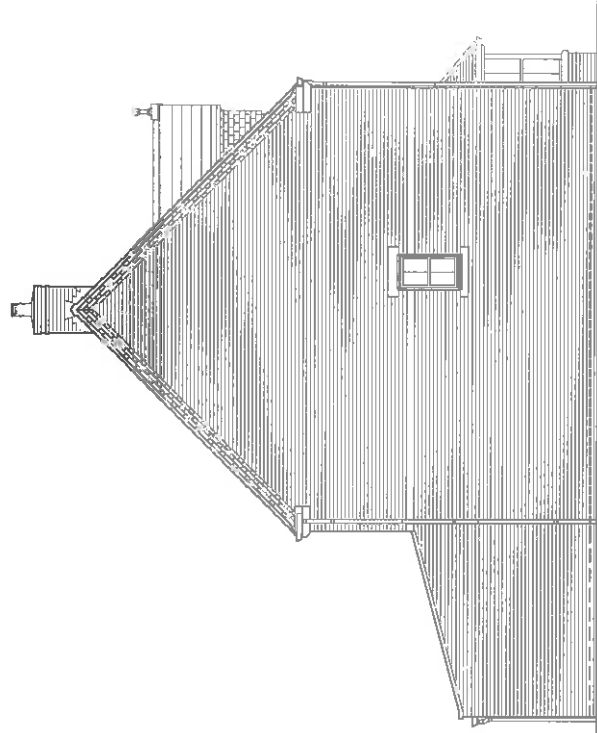
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

PLANNING APP



3 BLOCK TERRACE - PLOTS 13, 14, 15
Crindledyke Phase 1,
Carlisle

The Yew

3 BLOCK TERRACE - PLOTS 13, 14, 15

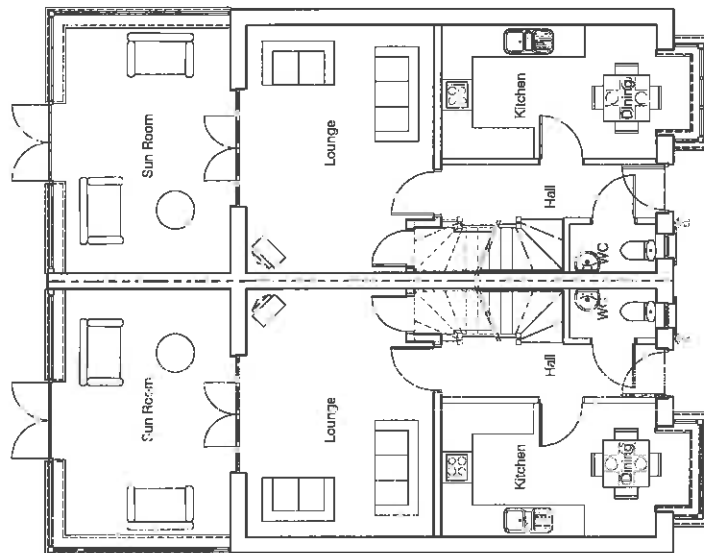
Planning Elevations 5

| | | | | | |
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| CHECKED BY | AD | DATE | 03.10.2011 | REVISION | |
| DESIGNED BY | AD | DATE | 03.10.2011 | REVISION | |
| PROJECT NUMBER | YEW - PLE5 | DATE | 03.10.2011 | REVISION | |
| PROJECT REFERENCE | SH075 | DATE | 03.10.2011 | REVISION | |
| PROJECT REFERENCE | SH075 | DATE | 03.10.2011 | REVISION | |

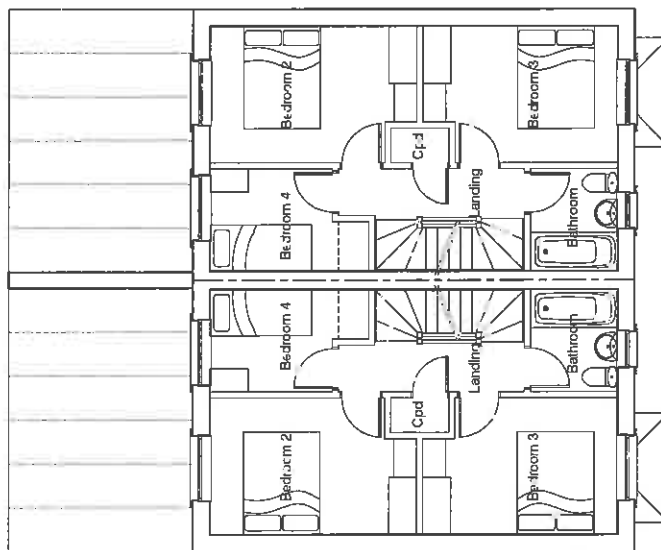
Story Construction
Burgess Industrial Estate, Cn

Tel 01228 666666

01228 666666

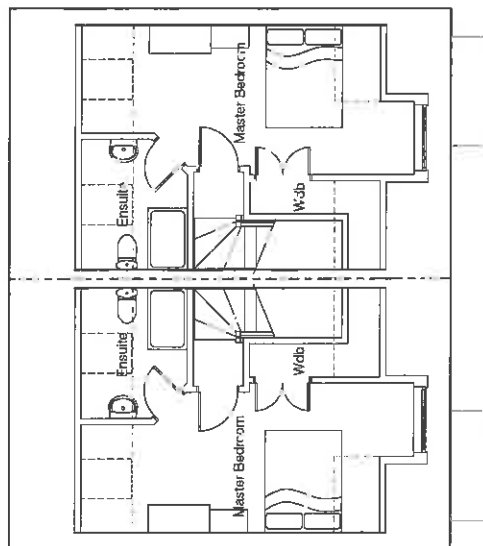


Ground Floor Plan



First Floor Plan

⊕EL = Energy Efficient Exterior Lighting



Second Floor Plan

PLANNING APP



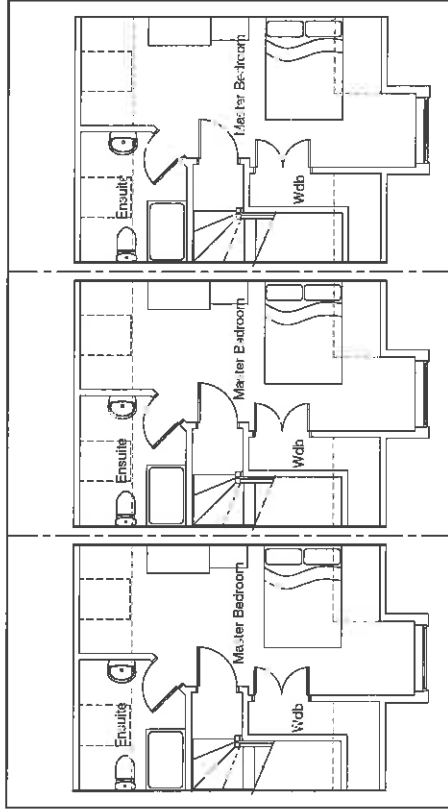
DEVELOPER
Crindledyke Phase 1,
Carlisle

HOUSE TYPE
The Yew

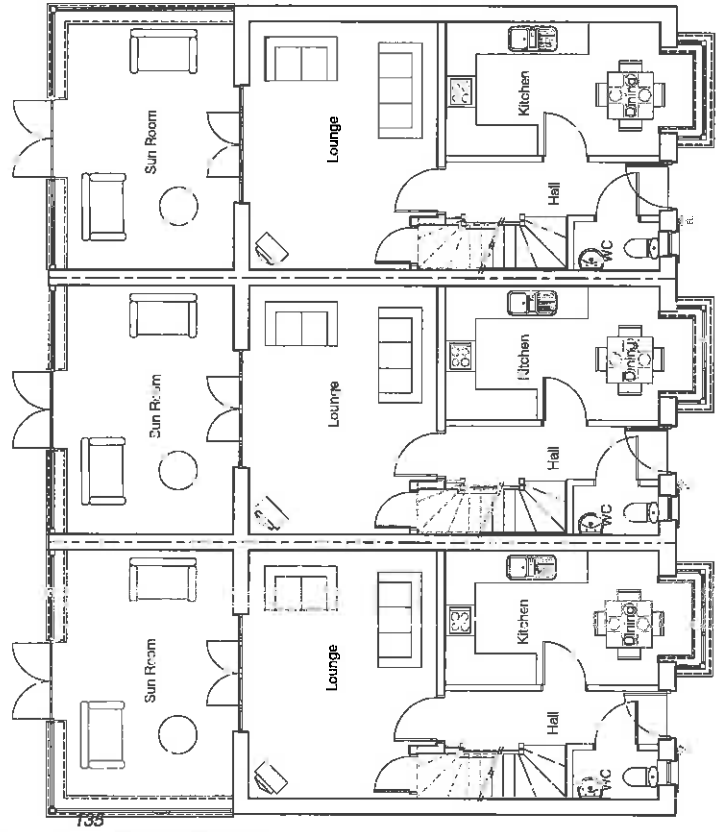
Planning Plans 1

| | |
|-----------------|------------|
| DATE | 21/03/11 |
| SCALE | 1:100 |
| PROJECT NAME | YEW - PLP1 |
| PROJECT NUMBER | SH075 |
| PROJECT ADDRESS | 1 |

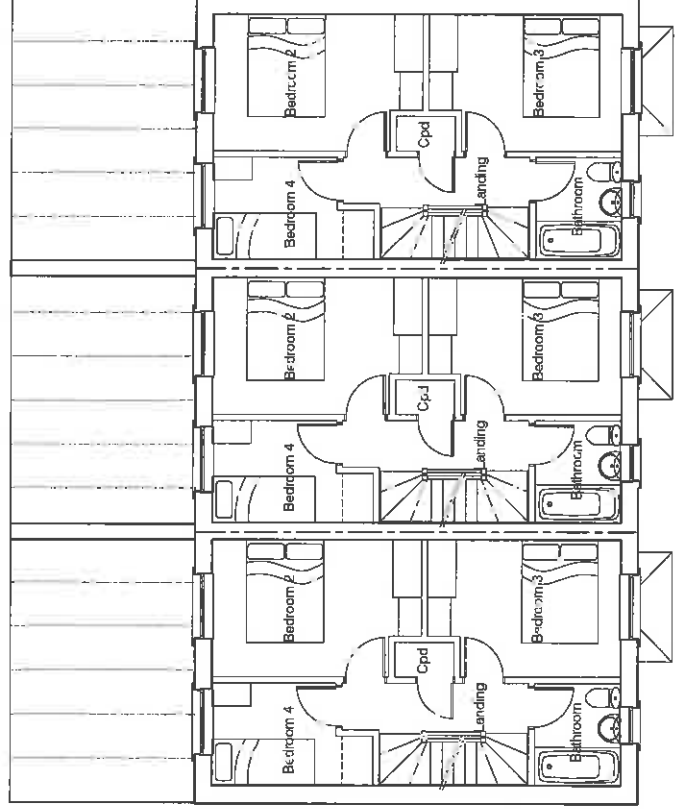
STORY Construction
Bought Road and Estate Co.
Tel: 01273 648800
Fax: 01273 648801
Email: info@storyhomes.co.uk



Second Floor Plan



Ground Floor Plan



First Floor Plan

⊕ EL = Energy Efficient Exterior Lighting

PLANNING APP



RELEVANT
Grindledyke Phase 1,
Carlisle

THE TYPE
The Yew

Planning Plans 2

3 BLOCK TERRACE, PLT 1, 165, 167

DATE 10/03/17

CHECKED BY

DATE 10/03/17

DATE 10/03/17

DATE 10/03/17

DATE 10/03/17

DATE 10/03/17

DATE 10/03/17

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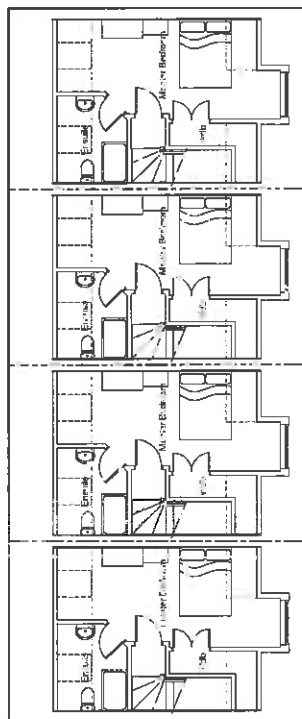
DATE 10/03/17

DATE 10/03/17

DATE 10/03/17

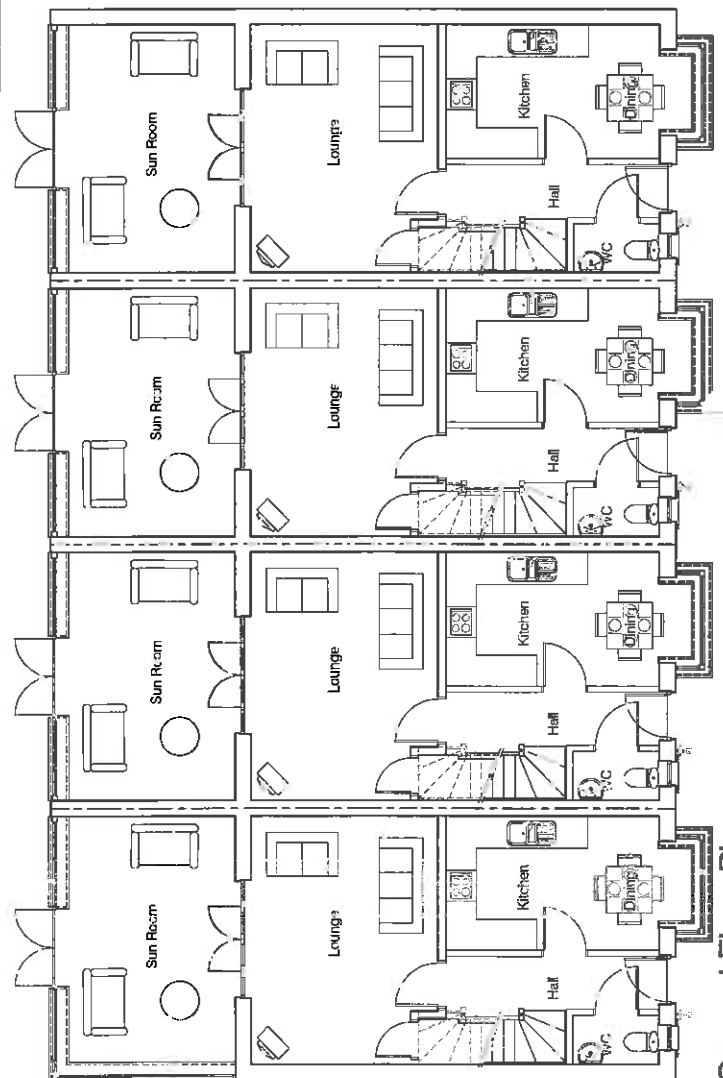
DATE 10/03/17

Story Construction Ltd.
English Field, Carlisle, Cumbria, CA2 7NL
Tel 01228 600888 Fax 01228 600891

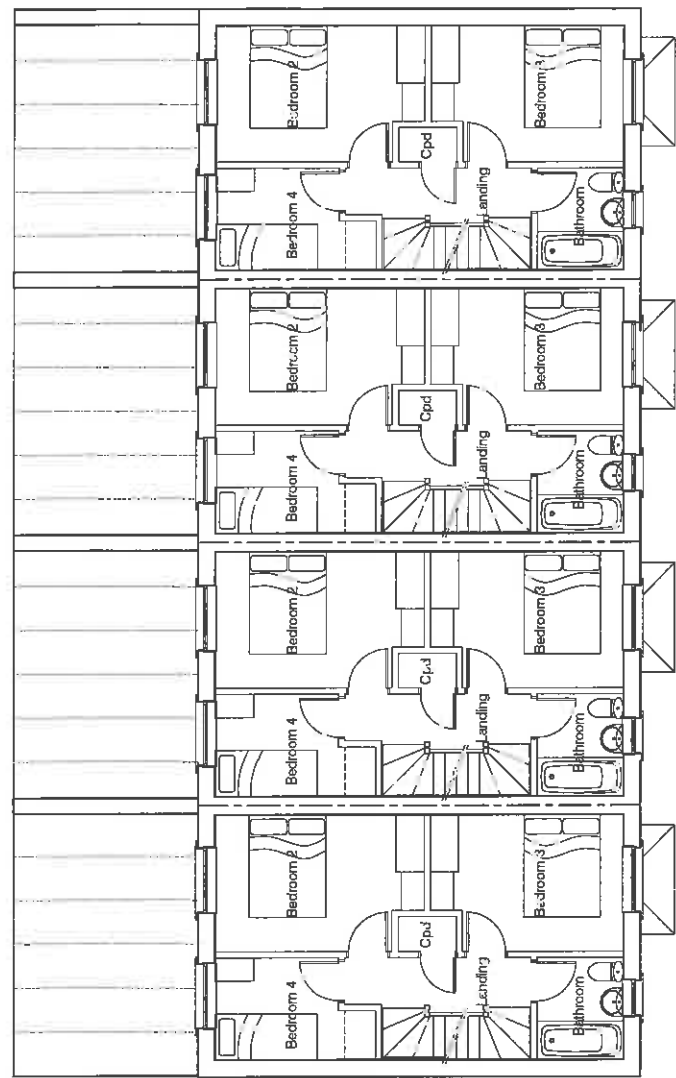


Second Floor Plan

*Plan scale reduced for sheet. See sheets PLP1 & PLP2 for 1:100 scale plan



Ground Floor Plan



First Floor Plan

PLANNING APP

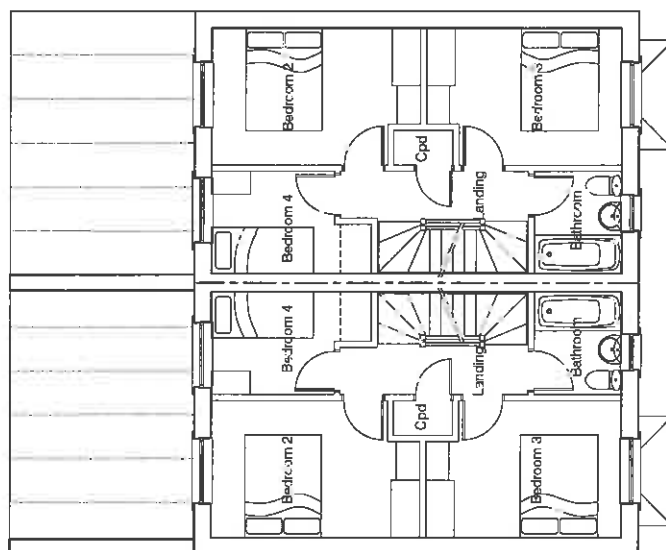
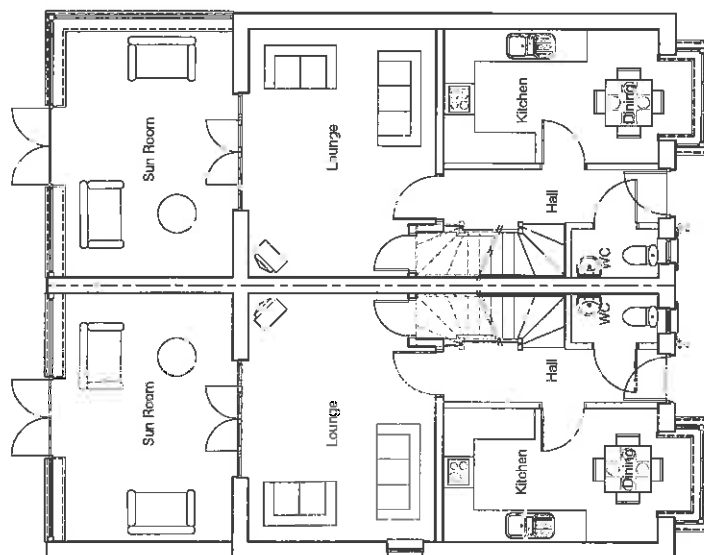


Crindledyke Phase 1,
Carlisle

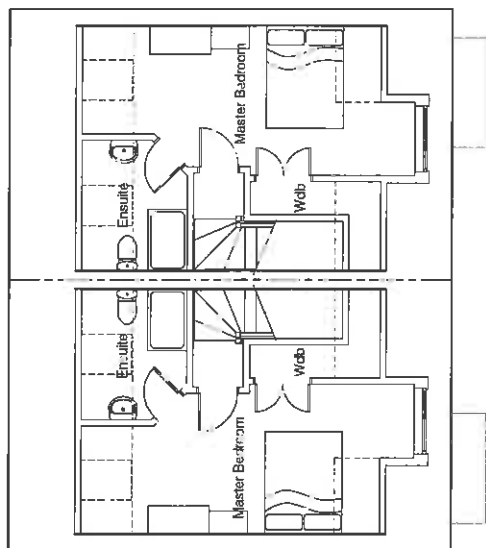
The Yew

| | |
|-------------------------------|------------|
| Planning Plans 3 | |
| 4 BLOCK TERRACE FLCTS 146-148 | |
| DRWING NO | DATE |
| CHECKED BY | SCALE 1:50 |
| DESIGNING NUMBER | YEW - PLP3 |
| REVISION | SH075 |
| REVISION | 1 |

⊕EL = Energy Efficient Exterior Lighting



⊕ EL = Energy Efficient Exterior Lighting



Second Floor Plan

PLANNING APP

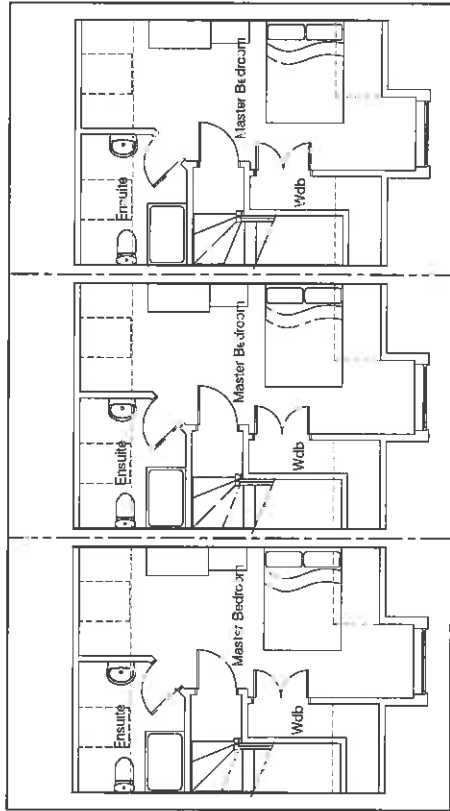


Crindledyke Phase 1,
Carlisle

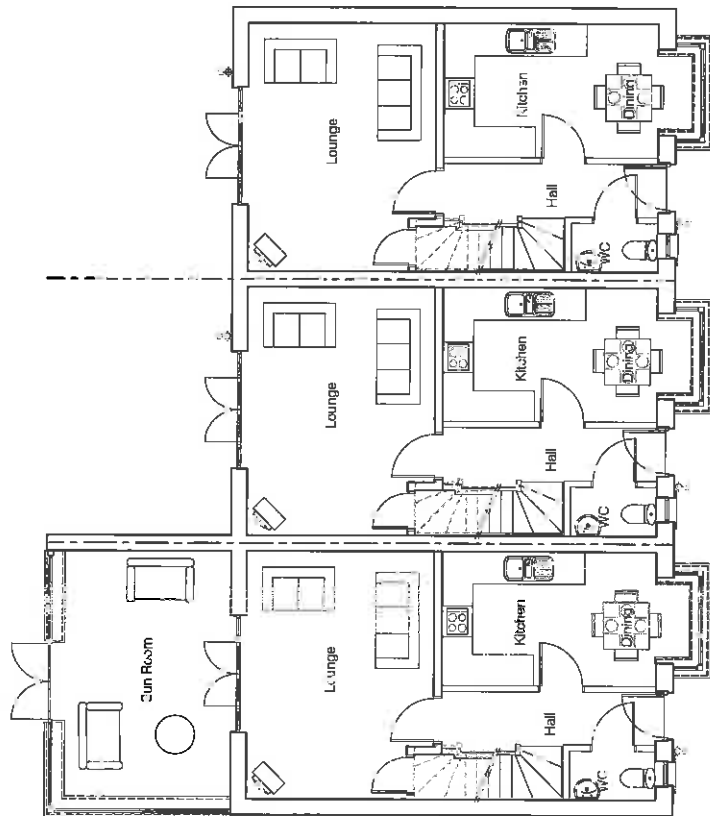
The Yew

Planning Plans 4

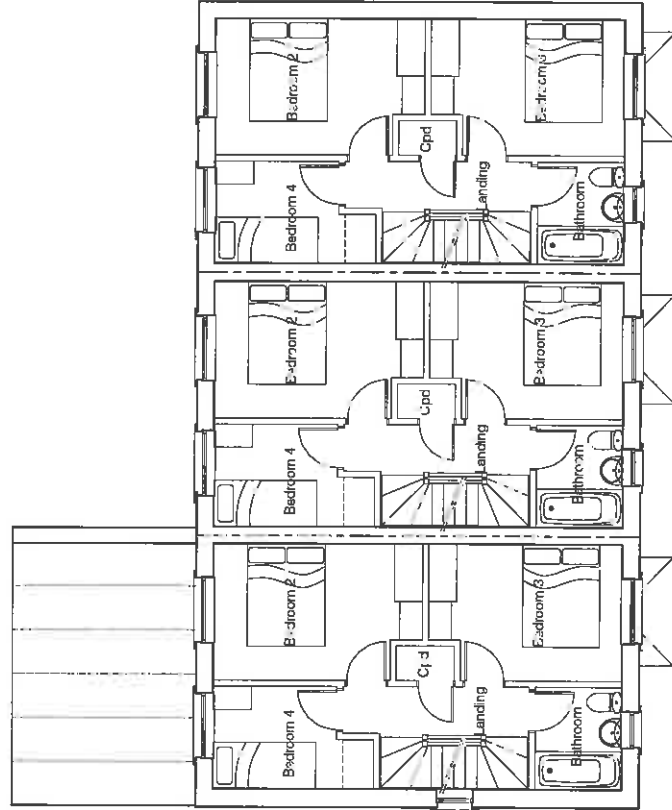
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|-------------|------------|
| DATE | 06/12/11 |
| TIME | 12:12 |
| OP-# | AB |
| CHE-RED | - |
| DATE | 06/12/11 |
| TIME | 12:12 |
| PLUPIN | - |
| PLUP4 | YEW - PLP4 |
| SH075 | SH075 |
| MAL VER CSF | 1 |



Second Floor Plan



Ground Floor Plan



First Floor Plan

EL = Energy Efficient Exterior Lighting

PLANNING APP



Crindledyke Phase 1,
Carlisle

The Yew

Planning Plans 5

| | |
|---------------------|------------------|
| DATE: 31/03/2017 | DATE: 09/03/2017 |
| DRAWN: J. J. J. | SCALE: 1:100 |
| DESIGN: J. J. J. | REVISION: |
| PROJECT: YEW - PLP6 | NUMBER: 1 |
| DATE: 31/03/2017 | DATE: 09/03/2017 |
| DRAWN: J. J. J. | SCALE: 1:100 |
| DESIGN: J. J. J. | REVISION: |
| PROJECT: YEW - PLP6 | NUMBER: 1 |
| DATE: 31/03/2017 | DATE: 09/03/2017 |
| DRAWN: J. J. J. | SCALE: 1:100 |
| DESIGN: J. J. J. | REVISION: |
| PROJECT: YEW - PLP6 | NUMBER: 1 |

PLANNING APP



Crindledyke Phase 1
SL007

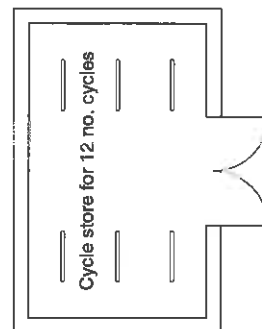
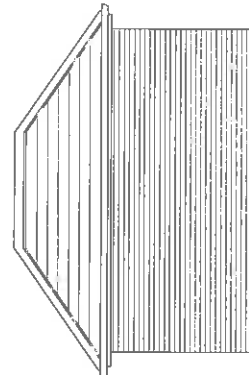
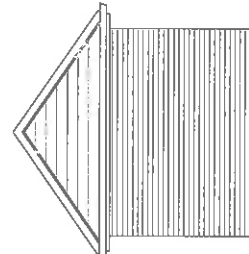
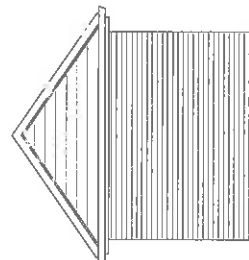
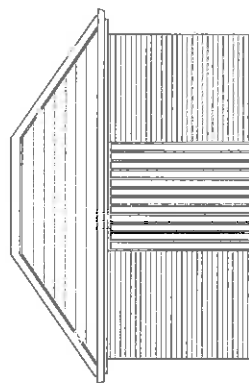
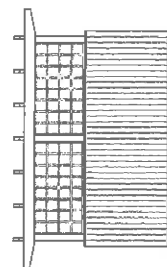
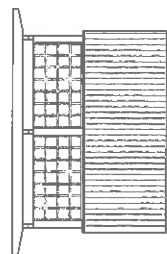
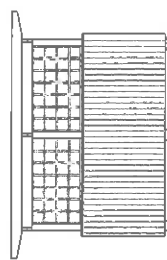
Apartment Cycle/Bin Storage Details

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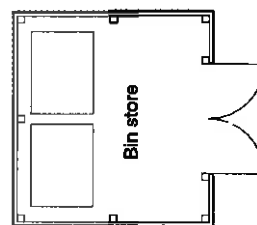
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

Tel 01228 640850

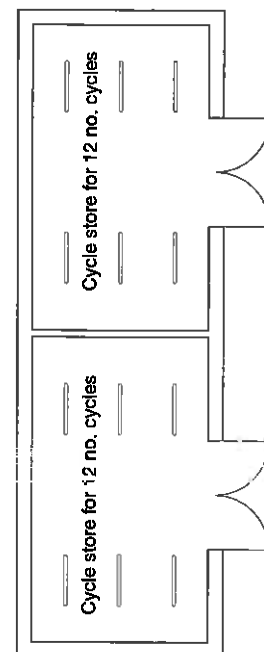
Fax 01228 640851



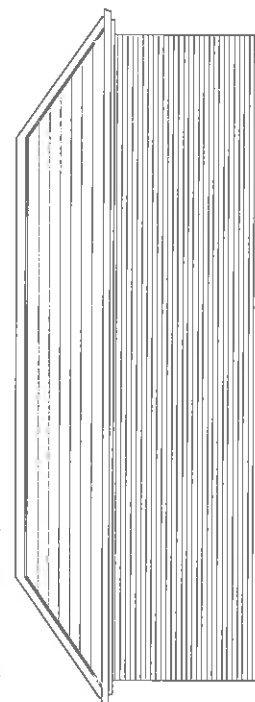
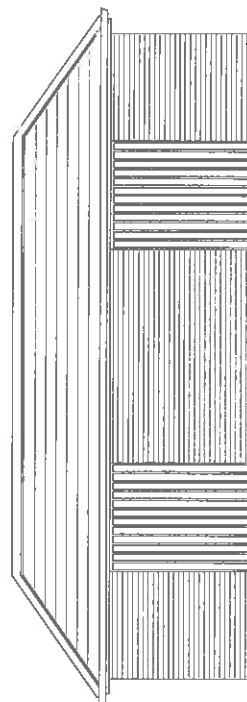
Plan - Single Block



Plan



Plan - Double Block



PLANNING APP



LEARNING OBJECTIVES

Crindledyke Phase 1

Apartment Cycle/Bin Storage Details

Plans & Elevations

| | |
|-------------------|----------|
| DATE | 07/20/17 |
| CHECK NO. | 1000 |
| CHECK AMOUNT | 1000.00 |
| CHECK TYPE | CASH |
| CHECK NUMBER | 1000 |
| CHECK DATE | 07/20/17 |
| CHECK DESCRIPTION | |
| CHECK STATUS | PAID |
| CHECK BALANCE | 1000.00 |
| CHECK TOTAL | 1000.00 |

5-Story Construction !

Table 14. Individual Effects, Case

5000 7812

12/27/2015 11:22 AM

PLANNING APP



Crindledyke Phase 1
SL007

Boundary Details

© **Story Construction Ltd.**
Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.
Tel 01228 640850 **Fax 01228 640851**

[illegible]

DATE: _____

Crindledyke Phase 1

H. H. KENNEDY, JR.

Boundary Details

CMR-003

Contents & Schedules

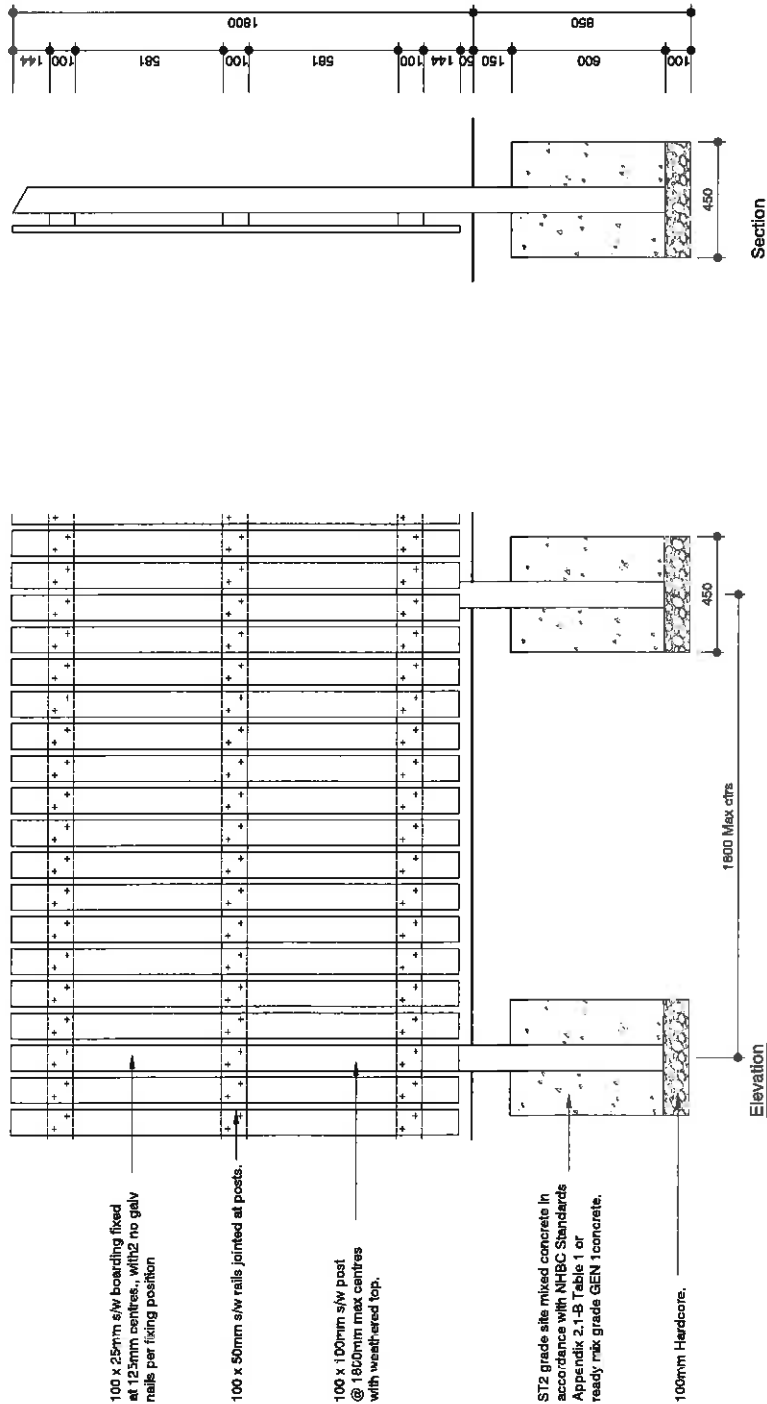
| | |
|----------------|------------|
| DATE | 07-13-2012 |
| TIME | N/A |
| WORKER(S) | - |
| DRAWING NUMBER | BD - CON |
| TOTAL SHEETS | - |
| SHEET NO. | 1 |
| PROJECT | SLOOT |
| LOCATION | |

Story Construction

English Ed Industrial Ecology 2007

ANAL. Calcd for $C_{12}H_{10}N_4$: C, 72.72%; H, 4.76%; N, 12.52%. Found: C, 72.6%; H, 4.8%; N, 12.6%.

Yes, with more
than 100 million



PLANNING APP



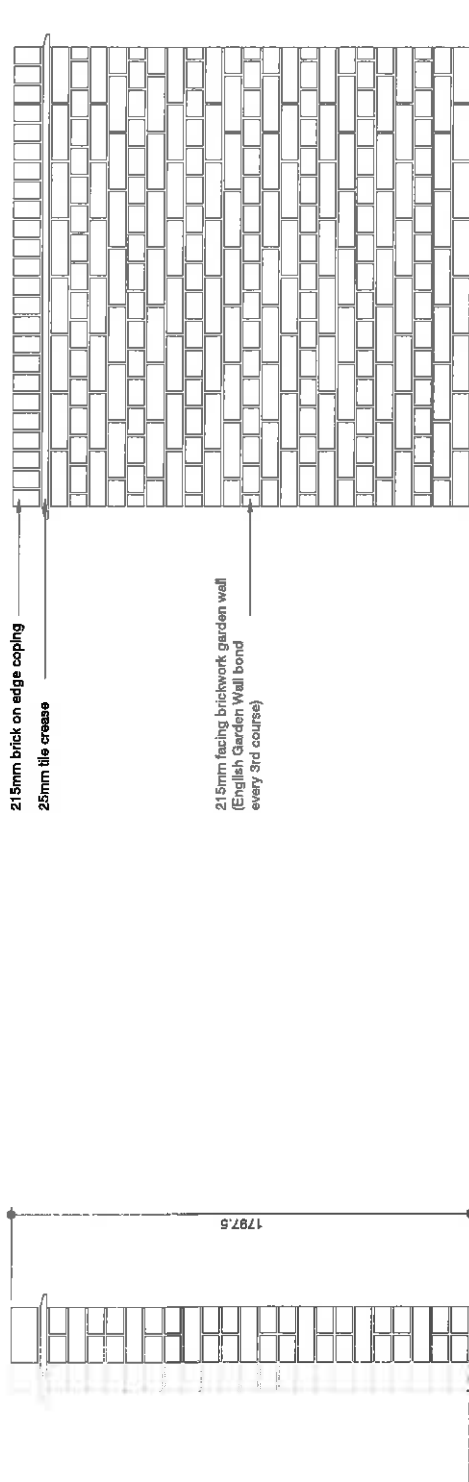
DEVELOPMENT
Crindledyke Phase 1

BOUNDARY TYPE
Boundary Details

TYPE
1800mm Open Boarded Fence

| ITEM NO. | QTY | UNIT | DESCRIPTION | REVISION |
|----------|-----|------|---------------------------|----------|
| 1 | 1 | m | 1800mm Open Boarded Fence | 1 |
| 2 | 1 | m | 1800mm Open Boarded Fence | 2 |

1800mm Open Boarded Fence



Elevation

PLANNING APP

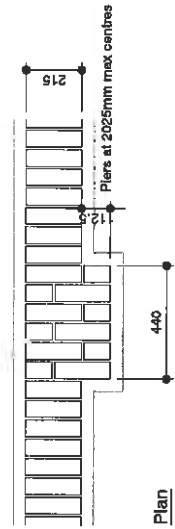


Grindledyke Phase 1

Boundary Details

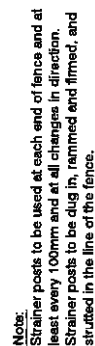
1800mm Brick Wall

| | |
|-------------|-------------------|
| DATE | 15.12.12 |
| BY | 4.8 |
| CHECKED | 1.2.12 |
| BY | 4.8 |
| REVISION | |
| NO. | 1 |
| DESCRIPTION | 1800mm Brick Wall |
| DATE | 15.12.12 |
| BY | 4.8 |
| CHECKED | 1.2.12 |
| BY | 4.8 |



Plan

1800mm Brick Wall



Strut: round peeled softwood (not spruce),
pressure tanalised to BS4072, Top Dia. 100mm

2700 max c/c's

—Line wire.

Note:
Netting to be properly strained and stapled.
Staples to be placed on top, 3rd, 5th and
bottom wires. Staples to be positioned
diagonally to the grain of the wood.

Intermediate Post: round peeled softwood (not spruce), pressure treated to BS4072.
Top Dia. 65mm, pointed.

Note:
Intermediate posts to be driven. Longer intermediate posts may be required in soft or uneven ground conditions.

Straining Post: round peeled softwood (not spruce), pressure tanalised to BS4072, Top Dia. 120mm

Note:
Intermediate posts to be driven. L
Intermediate posts may be requir
or uneven ground conditions.

PLANNING APP



INFORMATION

Crindledyke Phase 1

LINE TYPE

Boundary Details

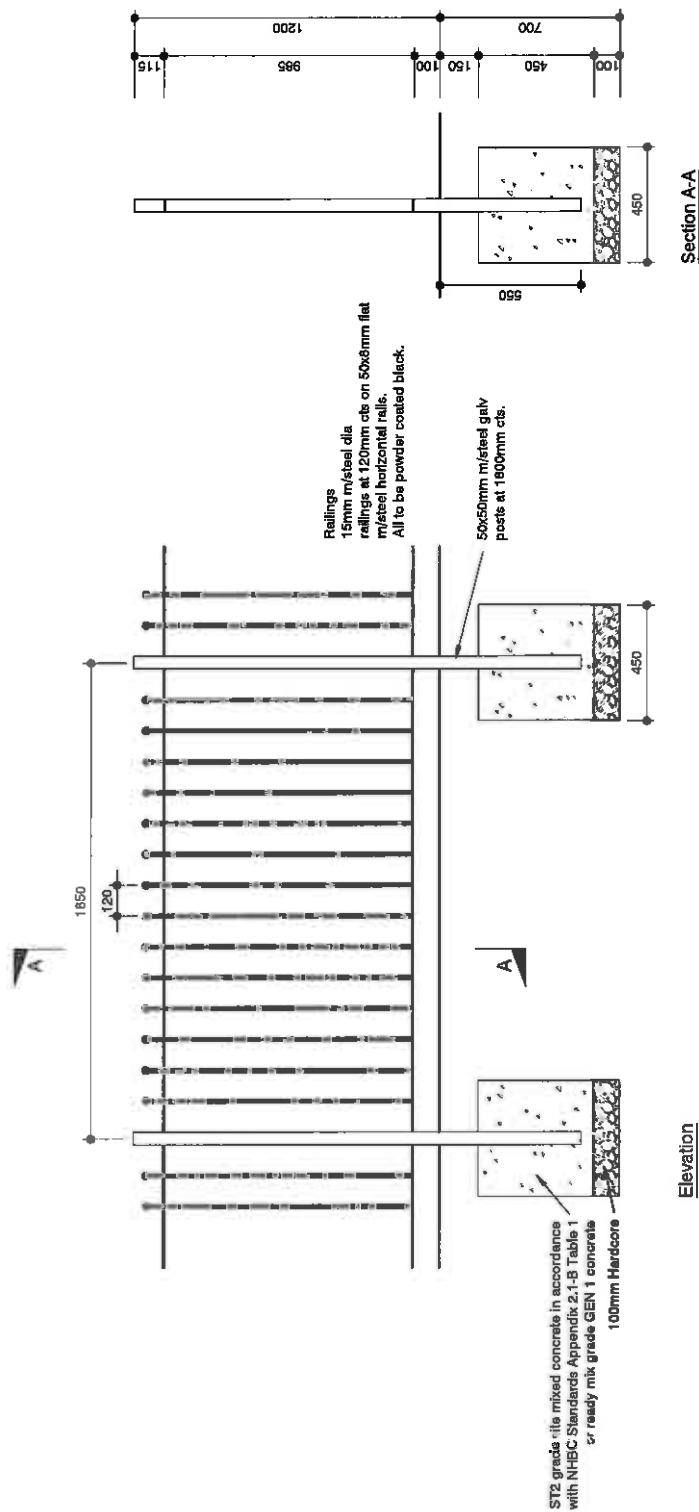
1200mm Post & Wire Fence

| | | | |
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| DATE REC'D | A3 | DATE | 7-2-82 |
| CASEWORKER | A3 | FILE | 12-0-83 |
| DC:3104 NUMB 5 | BD - 03 | SSN# N | - |
| REGION SITE REFERENCE | SL007 | W-11 REF | 1 |
| BIRTH DATE | | | |

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Tel 011228 640850 Fax 011228 640850

1200mm Post & Wire Fence



PLANNING APP

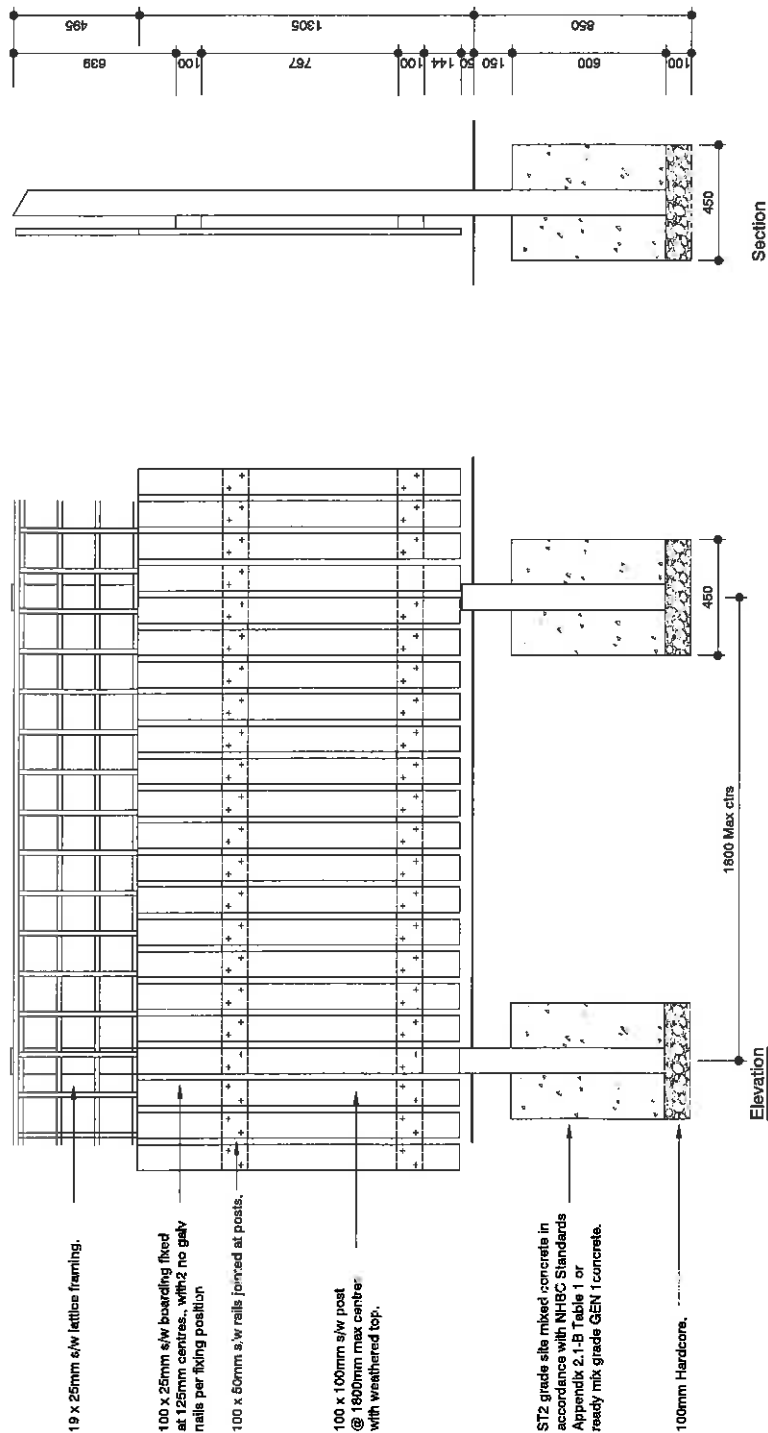


CRINDLEDYKE Phase 1

Boundary Details

1200mm Railings

| | |
|-------------|-------------|
| DATE | 07/07/2012 |
| CHECKED BY | SCALE 1:100 |
| DESIGNED BY | BD - 04 |
| REVISIONS | SL007 |
| REVISION | 1 |



PLANNING APP



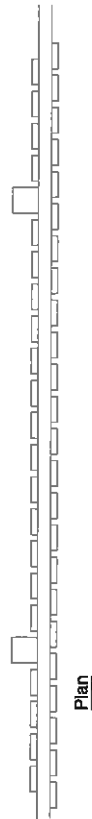
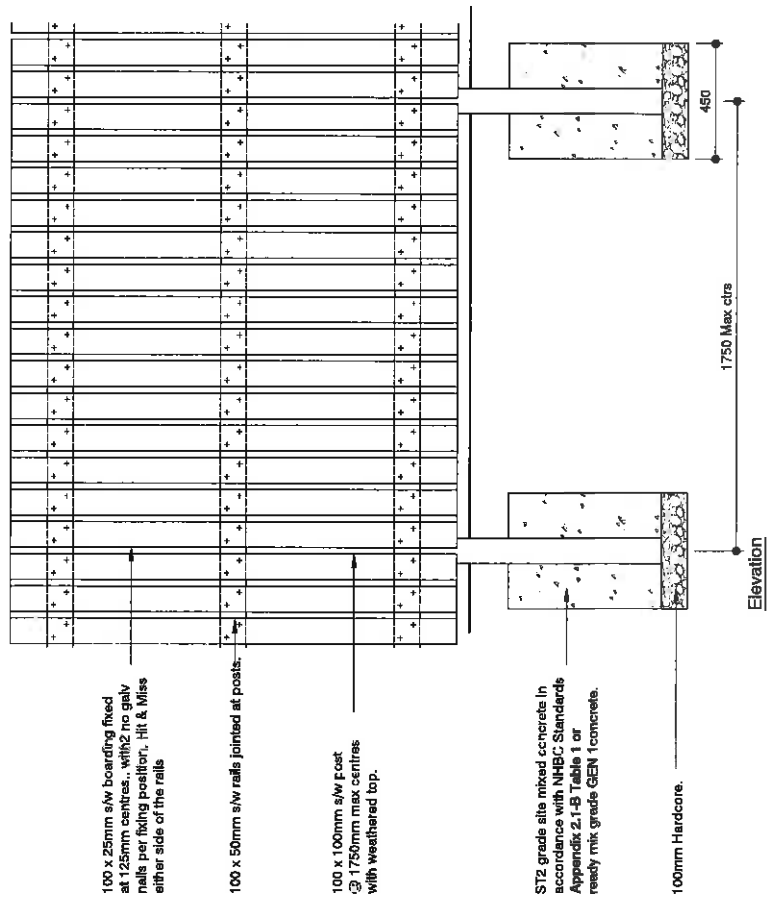
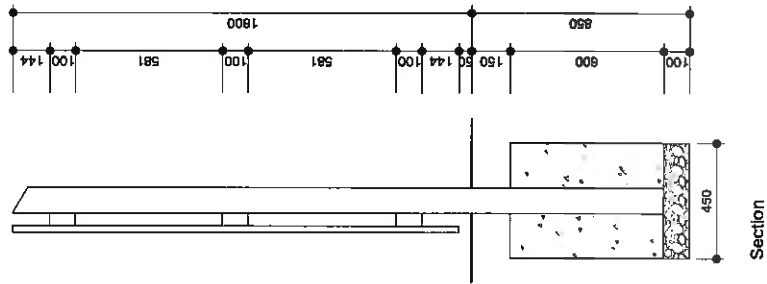
Crindledyke Phase 1

Boundary Details

1300mm Fence with
500mm Trellis

| | | | |
|------------------|--------------|------------------|--------------|
| DATE: 08/12/2018 | BY: J. B. | DATE: 12/12/2018 | BY: J. B. |
| CHE: 350/1 | REV: 001/001 | REV: 001/001 | REV: 001/001 |
| DESCRIPTION | BD - 05 | DESCRIPTION | SL007 |
| REVISION | SL007 | REVISION | SL007 |
| REVISION | SL007 | REVISION | SL007 |

1300mm Fence with 500mm Trellis



PLANNING APP



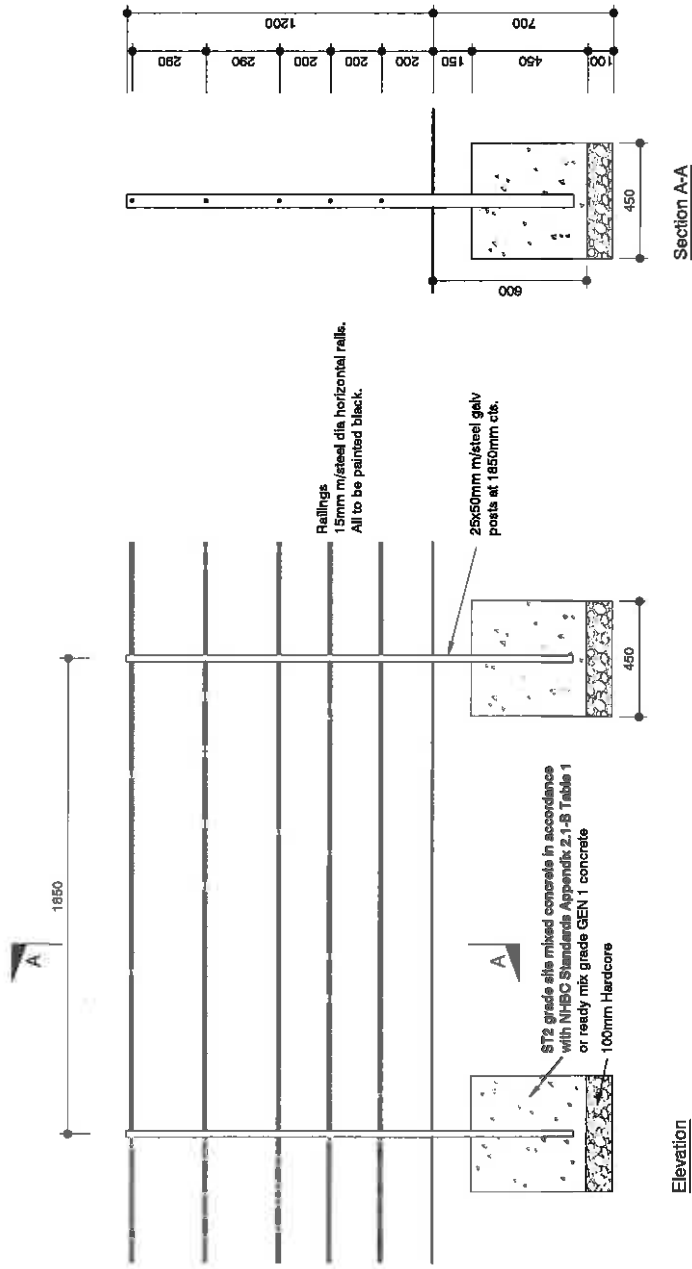
Grindledyke Phase 1

Boundary Details

1800mm Hit & Miss Fence

| | |
|---------------|----------|
| DATE | 12/02/11 |
| CHECKED BY | BD - 06 |
| DESIGN NUMBER | SL007 |
| REVISION | 1 |
| REFERENCE | |

300mm Hit & Miss Fence



PLANNING APP



DE SIGN PRINT

Crindledyke Phase 1

1:1/PE TYPE

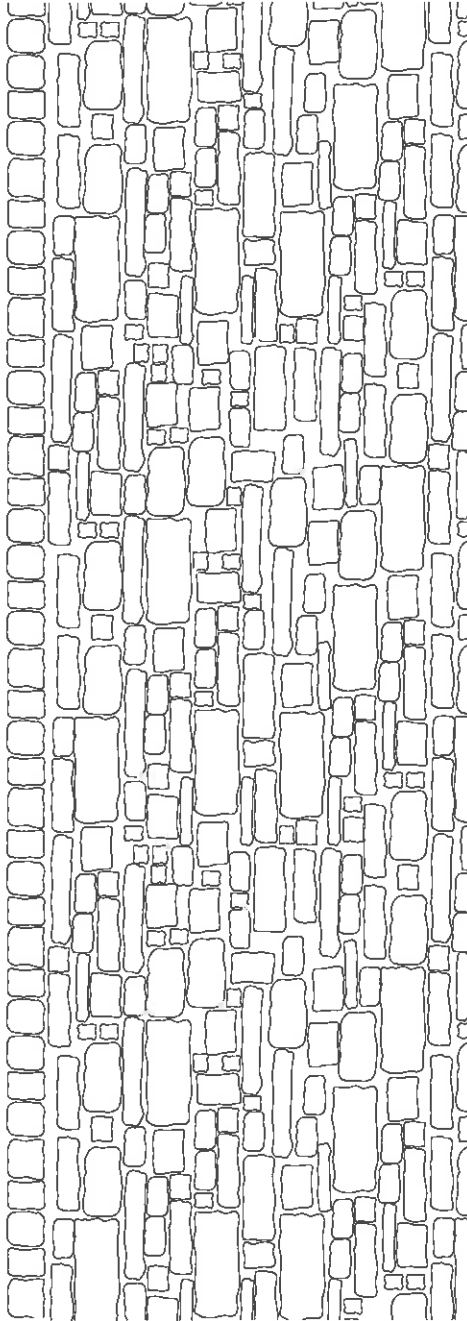
Boundary Details

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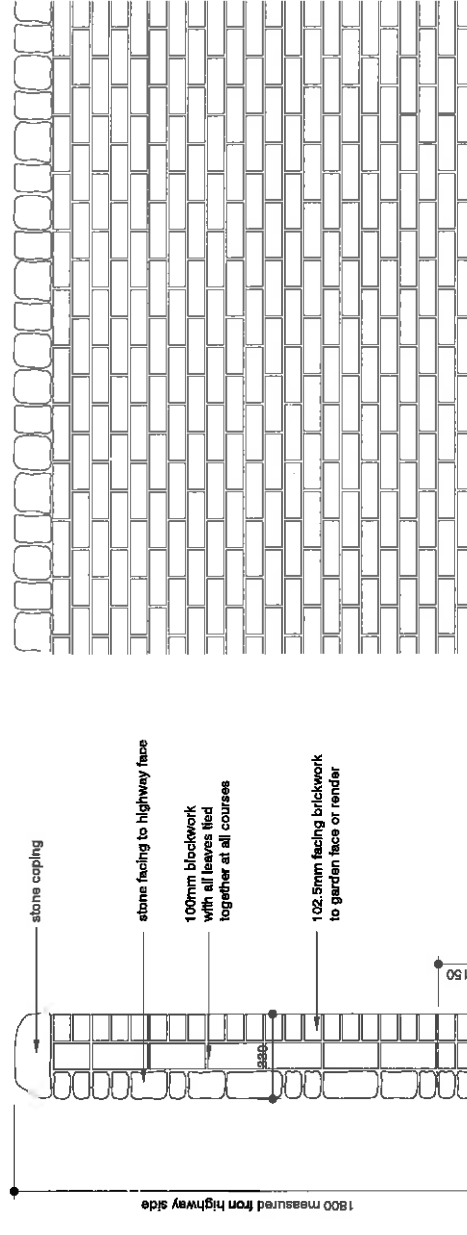
1200mm Estate Railings

| | | | |
|---------------|------------|-------|----------|
| CHECKED BY | DATE | SCALE | REVISION |
| BD - 08 | 01/01/2022 | 1:1 | |
| DESIGN NUMBER | | | |
| REVISION | | | |
| 1 | | | |

1200mm Estate Railings



Elevation to Highway



Elevation to Garden

ST2 grade site mix concrete in accordance with NHBC Standards Appendix 2.1-B Table 1 or ready mix grade GEN 1 concrete

1800mm Stone faced Brick Wall

PLANNING APP

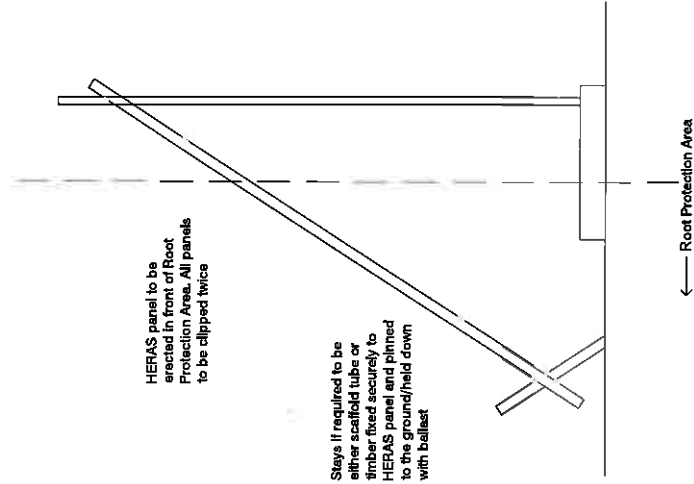


Crindledyke Phase 1

Boundary Details

1800mm Stone faced Brick Wall

| | | |
|------------------|--------------------|----------------|
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| PROJECT: BD - 09 | LOCATION: SL007 | SCALE: 1:50 |
| DESIGN: BD - 09 | REVISION: 1 | DATE: 11.07.15 |
| PROJECT: BD - 09 | LOCATION: SL007 | SCALE: 1:50 |



PLANNING APP



DEVELOPMENT
Crindledyke Phase 1

BOUNDARY DETAILS

Root Protection Fencing

| DATE | BY | REVISION | DATE | BY | REVISION |
|----------|----|----------|----------|----|----------|
| 10/01/18 | 18 | 1 | 10/01/18 | 18 | 1 |
| DATE | BY | REVISION | DATE | BY | REVISION |
| 10/01/18 | 18 | 1 | 10/01/18 | 18 | 1 |
| DATE | BY | REVISION | DATE | BY | REVISION |
| 10/01/18 | 18 | 1 | 10/01/18 | 18 | 1 |

SCHEDULE A: Applications with Recommendation

12/0378

Item No: 02

Date of Committee: 17/08/2012

Appn Ref No:
12/0378

Applicant:
Empirica Investments
Limited

Parish:
Nicholforest

Date of Receipt:
04/05/2012

Agent:
Knight Frank LLP

Ward:
Lyne

Location:

Low Glendinning Rigg, Penton, Carlisle, Cumbria,
CA6 5QB

Proposal: Erection Of A 50m High Meteorological Monitoring Mast For A One Year
Period

REPORT

Case Officer: Suzanne Edgar

1. Recommendation

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

2. Main Issues

- 2.1 The impact of the proposed development on the landscape and visual character of the area
- 2.2 Air safety with regard to Carlisle Airport and the Ministry Of Defence
- 2.3 The impact on the living conditions of local residents
- 2.4 The effect of the scheme on local ecology and nature conservation

3. Application Details

The Site

- 3.1 Low Glendinning Rigg is located approximately 29.1km north-east of Longtown. The property is located within a broad valley with the area around the site gently rolling. The predominant land use in the surrounding area is agriculture with scattered development and woodland. The land around Low Glendinning Rigg rises gradually from the surrounding roads and peaks

towards Rigg Wood which is located approximately 230 metres to the south east of the property.

- 3.2 The application site is located to the east of Rigg Wood approximately 560 metres from Low Glendinning Rigg. There are no public footpaths through or in close proximity to the site and the nearest residential property is Glendinning Rigg which is situated approximately 540 metres to the north.

The Proposal

- 3.3 Members will recall that a report on this application was deferred at the last meeting to enable a visit to the site to be undertaken.
- 3.4 Members are reminded that this application is seeking approval for the erection of a temporary 50m high meteorological monitoring mast for a one year period. The agent has indicated that the purpose of the mast is to collect baseline data that would contribute to the assessment of the location as a site for wind energy development. Members should however be aware that since the last Committee meeting an application for a 67 metre (to tip) wind turbine at this site has been submitted.
- 3.5 The mast is a cylindrical galvanised steel structure, 165mm in diameter, which is held upright by six high tensile steel guy wires. Three of the wires will be anchored 15 metres from the mast with the remaining three anchored at 30 metres at equal distances. The angle between each guy wire is 120 degrees.
- 3.6 In order to erect the mast a trench of 0.45 m³ will be dug to place the anchors then backfilled and compacted. There are no foundations and the mast itself will sit upon a steel base. No heavy machinery will be required for the installation and after the 12 month period the mast will be dismantled. Access to the site will be via the existing track to the south of Low Glendinning Rigg and from existing field entrance points. The proposal includes no additional hard standings/access tracks.

4. Summary of Representations

- 4.1 This application has been advertised by the display of a site notice and by means of notification letters sent to properties within a 1200 metres radius of the site (33 properties). Members will recall at the time of preparing the report for the Committee Meeting on 13th July 2012, 20 letters/emails of objection and 2 letters/emails of comment had been received.
- 4.2 The objections covered a number of matters which are summarised as follows:

LANDSCAPE AND VISUAL

1. Mast is too tall for the area

2. There will be a negative effect on landscape – destroy beauty of the area
3. Mast is out of character with the surrounding landscape
4. No point in degrading landscape for the purposes of speculation
5. The mast will disrupt the natural skyline
6. Unnecessary/non essential development in the countryside
7. There are less invasive ways of gathering information
8. Impact on visual amenity – too close to neighbouring properties
9. Impact on setting of adjacent ancient woodland that occupies the crest of the gently rising land
10. There is no electric transmission equipment or mechanical structures to ameliorate its visual impact. If a wind turbine is proposed such structures would be required
11. Proposal would be an alien feature
12. Mast would be visible from public highways
13. Impact on visual amenity of Scuggate
14. Mast will be on higher ground which means there would be a greater impact on visual amenity
15. Impact on skyline across border in Scotland in Scotland which is an area of Great Natural beauty
16. Site has a rolling topography and will therefore affect a number of dwellings
17. Cumulative impact on landscape character, visual amenity and nature conservation should be considered
18. Mast will be 600m from Glendinning Rigg and 100m from their property
19. No other pylons visible in the landscape

ECONOMIC

1. Only winners are the developer
2. Property devaluation
3. Impact on tourism and local economy
4. By refusing the application there will be no further expense at appeals/public enquiries

LIVING CONDITIONS/HEALTH

1. Impact on the quality of life for those residents living nearby

ECOLOGY/CONSERVATION & ENVIRONMENT

1. Impact on wildlife
2. Proximity to Black Burn and will pollute the Esk. Impact on Salmon fishing
3. Near SSSI (Moorland Project)

OTHER MATTERS

1. If mast was given approval what will happen at the end of the one year period?
2. There is no functional/locational need for a mast
3. Difficult to see justification as data that mast will gather must be available from other developments in operation in the area

4. Proposal is adjacent to mature woodland which would be a poor location for wind energy development
 5. Proposal will lead to an application for turbines at the site
 6. Wind turbines are not efficient or ecological as is claimed
 7. Impact on air traffic control at Spadeadam
 8. Within 50km of Eskdalemuir Recording Station and the potential impact of a turbine on this station as the noise budget has been met
 9. There is no access to the site and this would need to be obtained from elsewhere
- 4.3 An email had also been received from Rory Stewart MP writing in support of a constituent at Glendinning Rigg who had objected to the proposal. Mr Stewart indicated that the constituent objects to the proposal in its own right and the fear that the proposal is a precursor to further installation of wind turbines in the area. Mr Stewart also indicated his own objection to the proposal confirming that he is strongly opposed to the proliferation of turbines in Cumbria.
- 4.4 The comments covered a number of matters which are summarised as follows:
1. Questions regarding consultation
 2. Block plan gives no indication of positioning of neighbouring properties
 3. Support for turbine might be achieved if company were partners with a community led organisation to enable local concerns to be addressed and profits shared equally.
- 4.5 Since writing the last committee report three further letters/emails of objections have been received. The objections consider that: there should be a strict Council policy for turbines; there are minimum distances from turbines in Scotland; potential noise impacts; in a rural community it is difficult to get a number of objections to a proposal; there should be more power to communities to decide what they should have; turbines can be seen for long distances; there are huge subsidies for turbines; questions regarding the need for individual monitoring masts; impact of masts on landscape together with nature conservation including SSSIs.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - assuming the land will be accessed via Glendinning/Low Glendinning Rigg there is no objection;

Nicholforest Parish Council: - the mast would be an intrusive man-made feature creating visual clutter in the simple landscape; concerns regarding the location of the mast in relation to residential properties; the mast will be an eyesore to people looking across the valley in particular residents on the Haglin Road and the proposal will be within the 50km Eskdalemuir exclusion zone.

Royal Society for the Protection of Birds: - no objection;

Joint Radio Co: - no objection;

National Air Traffic Services: - no safeguarding objections;

Carlisle Airport: - no objection;

United Utilities - (for water & wastewater comment) see UUES for electricity dist.network matters: - no objection;

Ministry of Defence/Defence Estates (Eskdalemuir): - no objection subject to the mast being fitted with aviation lighting to maintain the safety of low flying military aircraft and a condition regarding date of construction etc. The site of this application occupies the statutory safeguarding zone surrounding the Eskdalemuir Seismological monitoring station in which wind energy development is regulated subject to a noise vibration budget. Any application for a wind turbine within this zone would be considered separately. As the noise budget has been allocated any application for an additional wind turbine would need to demonstrate that the budget threshold would not be breached as a result of any development.

(Former Comm/Env.Services) - Green Spaces - Countryside Officer - RURAL AREA: - no comment;

Natural England - relating to protected species, biodiversity & landscape: - the application is in close proximity to Jockie's Syke and Penton Linns Sites of Specific Scientific Interest (SSSI). However, given the scale and nature of the proposal, Natural England raises no objections.

Cumbria Wildlife Trust: no objection;

Dumfries and Galloway Council: no objection;

Forrestry Commisssion: no objection provided digging of guy line anchors is outside the woodland boundary.

6. Officer's Report

Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2 As a result of the recent Cala Homes litigation, the Regional Spatial Strategy (RSS) remains in force and part of the development plan until the provisions of the Localism Act are enacted. A separate order is required to revoke the RSS; and until this takes place the RSS remains part of the Development Plan. For the purposes of the determination of this application, therefore, the development plan comprises the North West of England Plan (Regional Spatial Strategy to 2021); the "saved policies" of the Cumbria and Lake

District Joint Structure Plan 2001-2016; and the Carlisle District Local Plan 2001-2016. The application also needs to be assessed against the Cumbria Strategic Partnership's Sub Regional Spatial Strategy 2008 - 2028 (SRSpS), the Cumbria Landscape Character Guidance and Toolkit (2011), and the Cumbria Wind Energy Supplementary Planning Document (2007).

- 6.3 The National Planning Policy Framework (NPPF) which was adopted 27th March 2012 is also a material planning consideration in the determination of this application. The NPPF has a presumption in favour of sustainable development with 12 core planning principles which should underpin plan-making and decision-taking. Members should note that two of the core planning principles are to support the transition to a low carbon future in a changing climate, encouraging the use of renewable resources and recognising the intrinsic character and beauty of the countryside.
- 6.4 The NPPF indicates that when determining applications Local Planning Authorities should not require applicants to demonstrate the overall need for renewable energy and it should be recognised that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. The NPPF indicates that Local Planning Authorities should approve the application (unless material considerations indicate otherwise) if its impacts are, or can be made, acceptable. The NPPF also states that in determining applications for wind energy development Planning Authorities should follow the approach set out in the National Policy Statement for Energy Infrastructure (read with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including that on aviation impacts). The National Planning Policy Statement for Energy Infrastructure generally relates to large wind farms however it give guidance on technical considerations when dealing with onshore wind farms.
- 6.5 RSS Policy EM1 seeks to identify, protect, enhance and manage environmental assets. RSS Policy EM1(A) refers to the landscape and the need to identify, protect, maintain and enhance its natural, historic and other distinctive features. RSS Policy EM17 requires at least 15% of the electricity which is supplied within the Region to be provided from renewable energy sources by 2015 (rising to at least 20% by 2020). Criteria that should be taken into account in assessing renewable energy schemes include the impact on local amenity and the landscape.
- 6.6 JSP Policy R44 states that renewable energy schemes should be favourably considered where there is no significant adverse effect on such matters as landscape character, local amenity, and highways. The policy also explains that the environmental, economic and energy benefits of renewable energy proposals should be given significant weight. JSP Policy E37 stipulates that development should be compatible with the distinctive characteristics and features of the landscape. The assessment of any proposal being based on visual intrusion or impact; scale in relation to the landscape and features; and remoteness and tranquillity. Policy E35 seeks to safeguard areas and features of nature conservation interest.
- 6.7 In terms of the Local Plan policies, Policy CP1 requires rural development

proposals to conserve and enhance the special features and diversity of the different landscape character areas. Policy CP8 deals with renewable energy and is permissive subject to a number of criteria including that there is no unacceptable visual impact on the immediate and wider landscape; and any new structure would be sensitively incorporated into the surrounding landscape and respect the local landscape character. A development principle of the Cumbria Sub Regional Spatial Strategy 2008-2028 includes the promotion of decentralised renewable and low carbon energy sources.

- 6.8 A Supplementary Planning Document 'Cumbria Wind Energy', which sets out Guidelines for wind energy schemes and includes a Landscape Capacity Assessment, was adopted by the Council in September 2008.
- 6.9 Other material considerations include Circular 1/2003 "Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas".
- 6.10 When assessing this application it is considered that there are four main issues, namely:

1. The Impact Of The Proposed Development On The Landscape And Visual Character Of The Area

- 6.11 As stated above, the NPPF indicates that Planning Authorities should approve applications if the impacts are, or can be made, acceptable. The NPPF explains that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Paragraph 118 indicates that if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort compensated for then planning permission should be refused. The NPPF also indicates that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Area of Outstanding Natural Beauty (AONBs).
- 6.12 The application site is not located within an Area of Outstanding Natural Beauty however there is a County Wildlife Site at Penton Wood situated approximately 800 metres to the north-west. Jockie's Syke and Penton Linns Site of Special Scientific Interest (SSSI) is also situated approximately 700 metres to the west.
- 6.13 The application site is located on the crest of an incline with Rigg Wood (ancient woodland) located to the west together with pockets of woodland surrounding Glendinning Rigg approximately 410 metres to the north. The site is situated within a broad valley where the surrounding land is open and rolling with wide views. As the land rises from the surrounding road networks towards the application site there are extensive views across the site from a number of residences/roads within the surrounding area.
- 6.14 There is little human influence within the landscape particularly on a vertical scale however there are distant views of the wind turbines at Minsca in Scotland.

- 6.15 The proposed mast would sit on the boundary between category 6 (Intermediate Farmland) and Landscape sub type 5b (Low Farmland) as defined in the Cumbria Landscape Character Assessment. The Cumbria Wind Energy Supplementary Planning Document indicates that this landscape type has moderate landscape capacity to accommodate turbine development that is defined as “a small group or, in exceptional circumstances a large group (which) could relate to the medium to large scale landform.” A small group is 3-5 turbines. It is clear that a single monitoring mast is within the size limits suggested for this landscape type.
- 6.16 One of the key principles of the NPPF is to enhance the natural environment. The mast is a relatively tall, man made intrusion (inclusive of any warning light) that cannot be deemed protective of the intrinsic character and beauty of the countryside so affected. However, there are a number of factors that serve to mitigate that harm. Firstly, the nature of the topography allows long distance views and a prominent skyline. The landscape also has a sense of scale and it is not particularly intimate. Secondly, the slender nature of its design combined with the colour (galvanized steel) will provide a recessive quality enabling a degree of assimilation into the landscape.
- 6.17 In relation to the above it is considered that the monitoring mast does not significantly harm the local landscape character, and is generally compatible with the general scale of the surrounding landscape.

2. Air Safety With Regard To Carlisle Airport and The Ministry Of Defence

- 6.18 The site is situated within the safeguarding zone of Carlisle Airport. Carlisle Airport have been consulted on the proposed development and have raised no objections.
- 6.19 The site is also located within the safeguarding zone of Eskdalemuir which is part of the seismic network of the International Monitoring System established to help verify compliance with the nuclear arms Comprehensive Test Ban Treaty. In order to ensure compliance with the Treaty, which also requires that Parties do not interfere with the verification system, a noise budget has been allocated by the Ministry of Defence within a safeguarding area around Eskdalemuir. At present this budget has been reached therefore the MOD has confirmed that any future turbine/turbines in this area would need to demonstrate that the noise budget threshold would not be breached as a result of any development proposed.
- 6.20 It would not be appropriate to refuse the application on the basis that the noise budget for Eskdalemuir has been breached, as whilst it is accepted that the purpose of the mast is to gather information to facilitate a renewable energy scheme, the application is independent of any application for a wind turbine/farm, and the mast itself will not interfere with the Eskdalemuir monitoring station. The MOD has accordingly confirmed no objections to the proposal but has indicated that the mast should be fitted within an air navigation warning light (25 candela omni-directional red lighting or infrared lighting with an optimised flash pattern of 60 flash pattern per minute of

200ms to 500ms).

- 6.21 In relation to the above the proposed mast would not have an adverse impact upon air safety.

3. The Impact On The Living Conditions Of Local Residents

- 6.22 It is evident that a number of comments have been made in anticipation of a subsequent application for a wind energy scheme. However, Members will appreciate that in recent appeal decisions for Newlands Farm, Cumwhinton the appeal Inspectors did not accept that such an approach was reasonable.
- 6.23 The closest property to the mast is Glendinning Rigg which is also located at the crest of the incline approximately 500 metres to the north of the mast and associated guy ropes. There are however a number of mature trees delineating the boundaries of this property which would partially obscure views of the proposed development particularly in the spring and summer months.
- 6.24 The mast would also be in view from a number of residential properties which are located adjacent to the surrounding roads networks. With regards to visual impact it is important to make a distinction between something that is visible as opposed to being prominent and oppressive. It is noted that right to a view is not a material planning consideration and the focus of the planning system is to regulate the use and development of land in the public interest.
- 6.25 The proposed mast would generally be viewed in the context of the surrounding landscape and is only proposed for a temporary period of one year. Given the separation distances between residential properties and the proposed mast together with its relatively slender design and colour which will allow a degree of assimilation into the landscape it is not considered that the proposed mast would have a sufficient adverse impact upon the living conditions of the occupiers of neighbouring properties to warrant refusal of the application on this basis.

4. The Effect Of The Scheme On Local Ecology And Nature Conservation.

- 6.26 When considering whether the proposal safeguards the biodiversity and ecology of the area it is recognised that Local Planning Authorities must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat.
- 6.27 In this case, the proposal relates to a mast supported and hinged on a steel base plate resting upon timber boards on the ground. The site is adjacent to

Rigg Wood (ancient woodland) however the digging of the guy line anchors will be outside the woodland boundary. On this basis it is considered that there should be no significant effects from the proposal, and that there will be no harm to ancient woodland, the favourable conservation of any protected species or their habitats including Sites Of Special Scientific Interest. Natural England and the RSPB have raised no objections to the proposal. Since writing the last Committee Report Cumbria Wildlife Trust have raised no objections. The Forestry Commission have also confirmed no objections provided that the digging of the guy line anchors is outside the woodland boundary.

- 6.28 In relation to the above it is considered that the mast would not have an adverse impact upon local ecology, nature conservation or ancient woodland.

5. Other Matters

- 6.29 A number of representations have been made with regard to impact upon house prices and tourism. Impact upon house prices is not a material planning consideration. There is also no empirical evidence that the proposal would have a negative impact upon tourism.
- 6.30 Dumfries and Galloway Council have been consulted on the proposed development as a number of objections have been received from residential properties in Scotland. It is noted that the proposal is located approximately 1.8km from the nearest property in Scotland. Since writing the last Committee report for this application a response has been received from Dumfries and Galloway Council raising no objections to the proposal.
- 6.31 Members should also note that whilst a planning application for a wind turbine at this site has now been submitted, the application for the monitoring mast should be treated on its own merits. The fact that a wind turbine application has been submitted prior to the monitoring mast being determined/installed is not itself a reason to refuse the current application.
- 6.32 The proposal has been considered against the provisions of the Human Rights Act 1998. Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

Conclusion

- 6.33 The purpose of the mast is to gather information to facilitate a renewable energy scheme. In that context, it is considered that the proposal falls within the remit of Local Plan Policy CP8.
- 6.34 The benefits of the proposed development is that the proposal would allow information to be gathered to assess the sites suitability for a renewable energy scheme. Given the masts temporary nature and limited harm it is

considered that the proposal complies with the relevant policies in terms of its landscape and visual impact. On balance it is considered that the benefits of the scheme outweigh any temporary although limited adverse impact upon the landscape/living conditions of the occupiers of neighbouring properties. Accordingly the application is recommended for approval subject to the imposition of relevant conditions.

7. Planning History

- 7.1 There is no relevant planning history on this site.

8. Recommendation: 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 approved documents for this Planning Permission comprise:

1. The Planning Application Form received 4th May 2012;
2. The Site Location Plan Scale 1:5000 received 4th May 2012 (Drawing No.RW/vs/146AG);
3. The Site Location Plan Scale 1:2500 (Block Plan) received 4th May 2012 (Drawing No. RW/vs/146AG);
4. The Details Of The Mast received 4th May 2012 (Dated 19th January 2012);
5. The Design And Access Statement received 4th May 2012;
6. The Plan Showing Access Into The Site received 19th June 2012;
7. the Notice of Decision; and
8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. Within 1 year of the date of its erection [which shall be notified to the Local Planning Authority in writing] the temporary meteorological mast and associated guy wires hereby permitted shall be removed from the site and the land shall be restored to its former condition.

Reason: The Local Planning Authority wish to review the matter at the end of the limited period specified.

4. The developer shall give advance notice in writing to the Ministry of Defence of the date construction of the mast hereby permitted commences and ends, and shall include details about the maximum height of construction

equipment, together with the total height above ground of the tallest structure and the latitude and longitude of the mast.

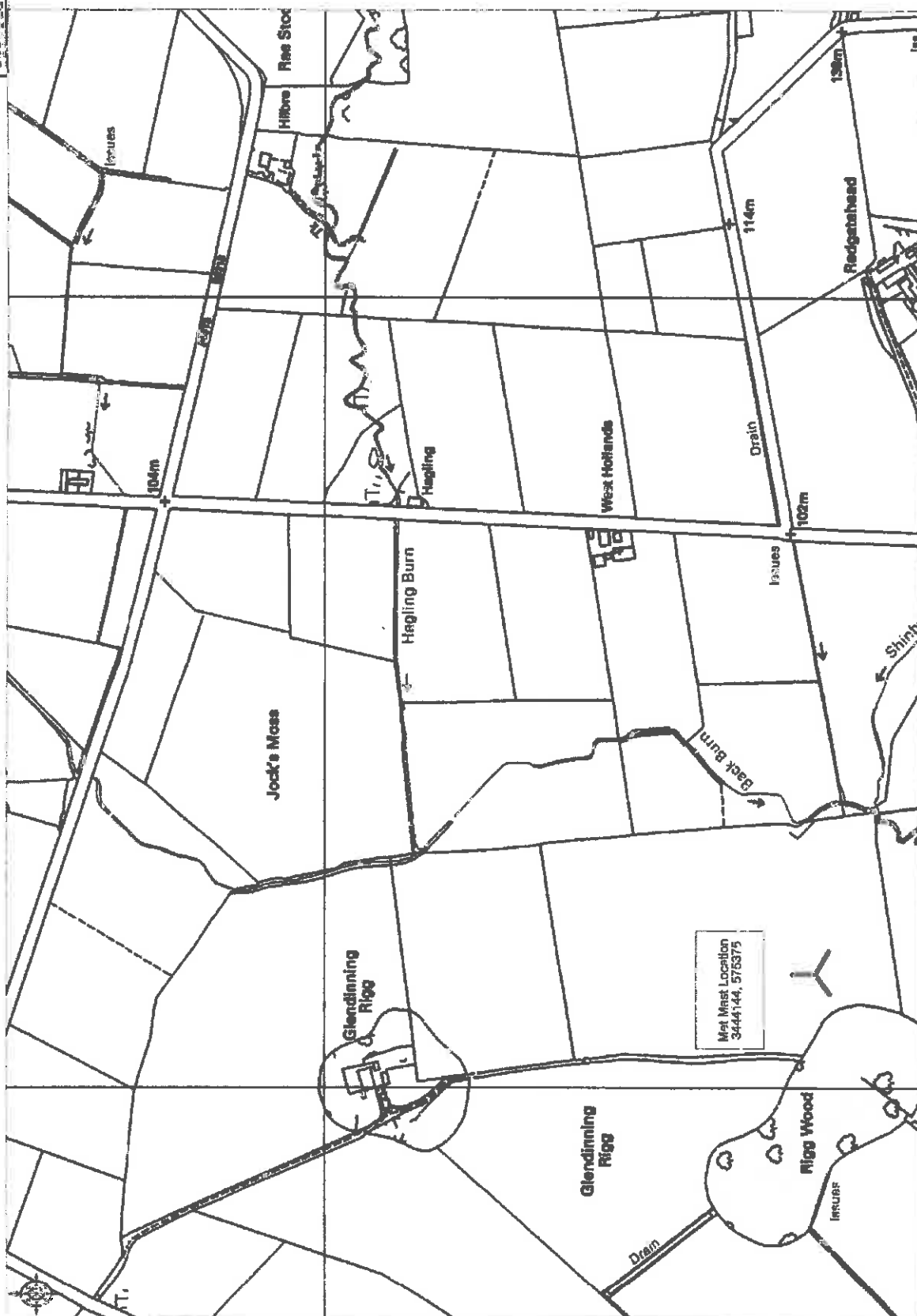
Reason: In the interests of air safety.

5. Prior to the mast being erected on site, full details of the proposed aviation lighting, as recommended by the Ministry of Defence, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of air safety and in accordance with Policy CP8 of the Carlisle District Local Plan 2001-2016.

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- 4 MAY 2012
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Location Plan



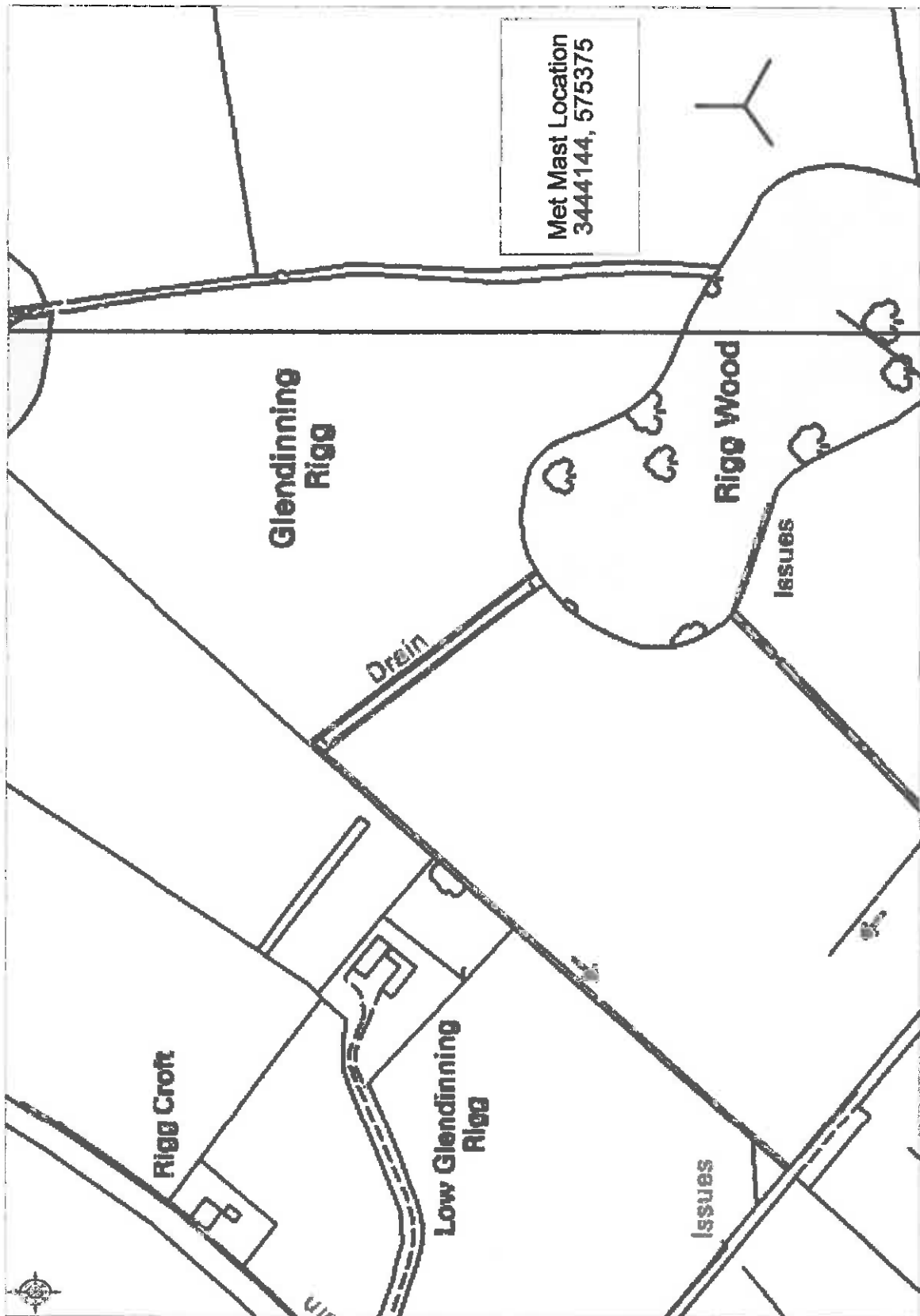
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RW/hx/146AG

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-1 MAY 2012
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Site Location Plan

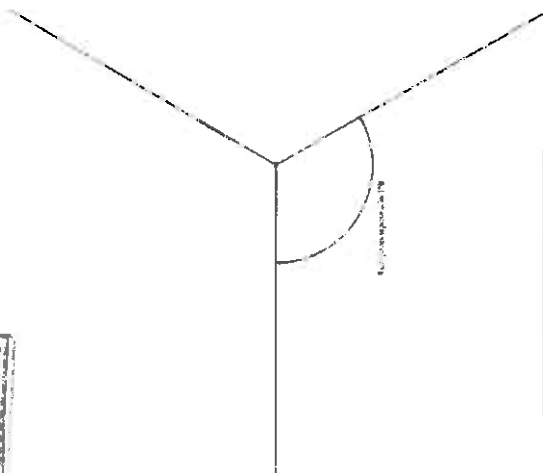


RW/vs/146AG

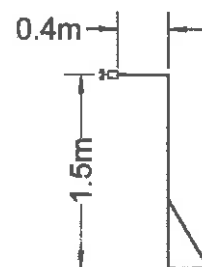
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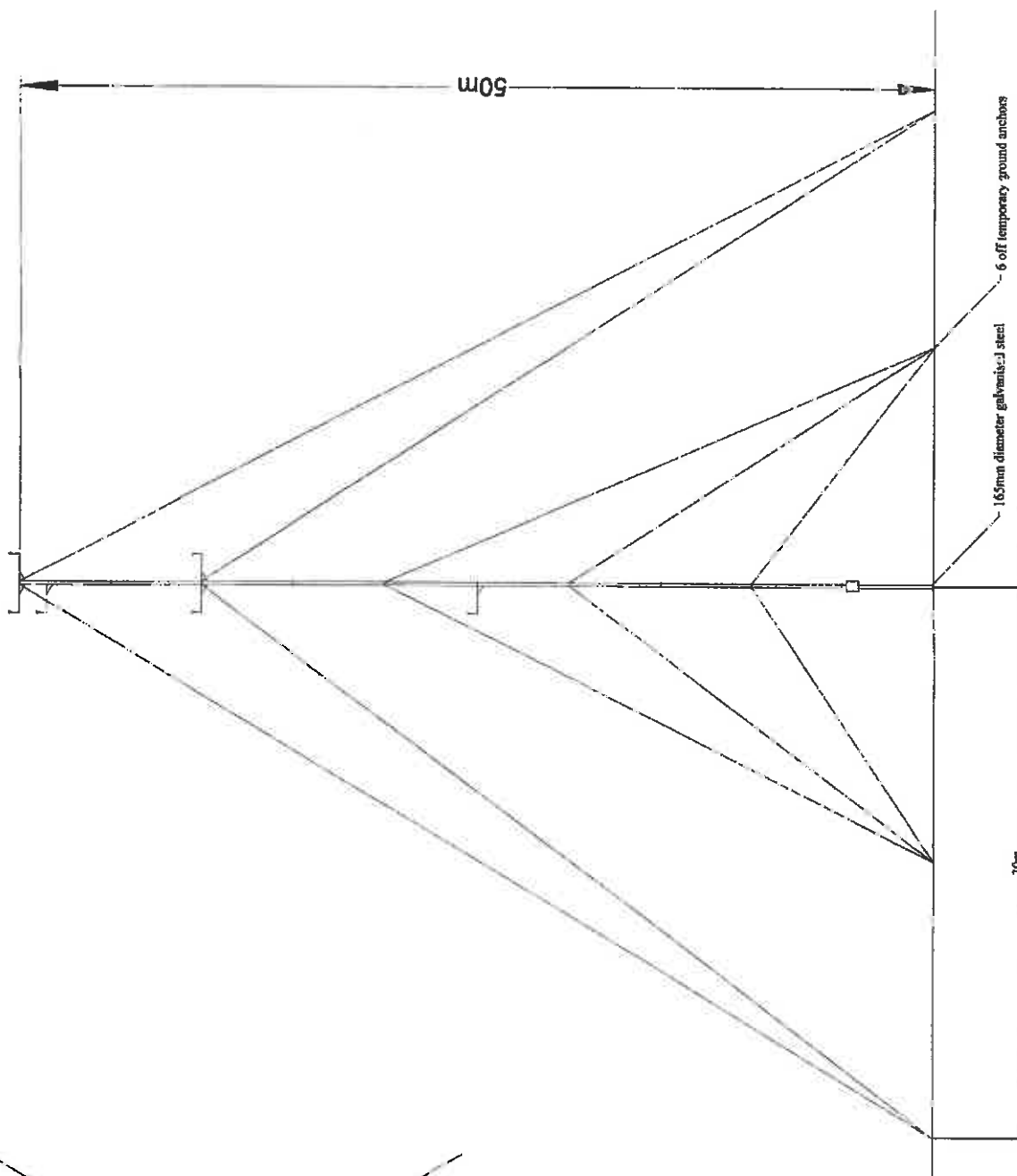
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| 50m Meteorological Mast | | | |
| © Fast Mast Ltd 2012 | Drawn SW | 19 th Jan 2012 | Scale 1:250 |
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PLAN VIEW
SCALE 1:500
Instrument not shown



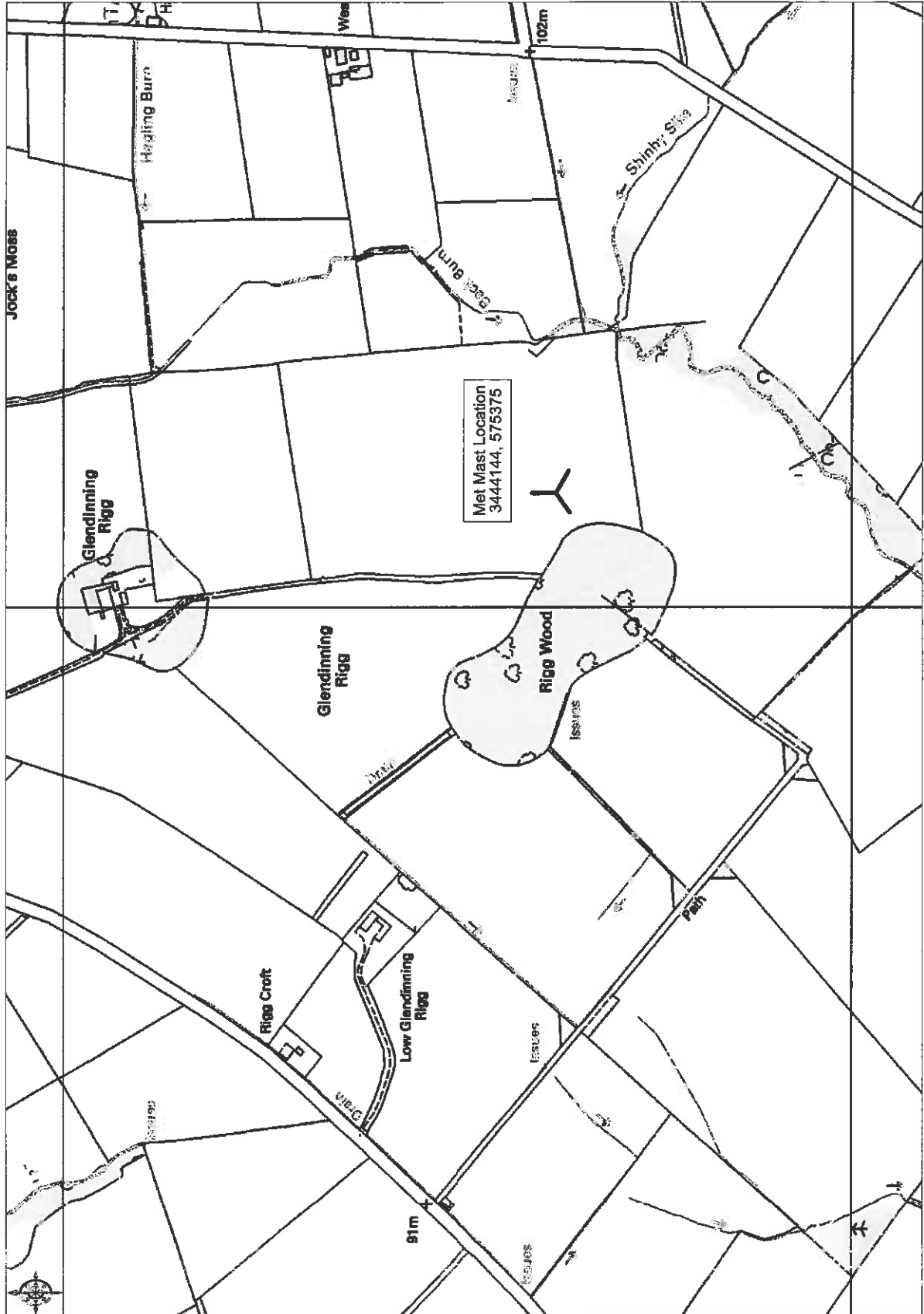
INSTRUMENT MOUNTING
SCALE 1:40



SIDE ELEVATION

Information Only Regarding Access

Location Plan



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SCHEDULE A: Applications with Recommendation

12/0025

Item No: 03

Date of Committee: 17/08/2012

Appn Ref No:
12/0025

Applicant:
McCarthy & Stone
Retirement Lifestyles Ltd

Parish:

Date of Receipt:
17/01/2012

Agent:
The Planning Bureau Ltd

Ward:
Stanwix Urban

Location:

Social Club And Field, St Augustines Church,
Waverley Gardens, Carlisle, CA3 4JU

Proposal: Erection Of Retirement Housing For The Elderly Comprising 42No.
Apartments, Communal Facilities, Landscaping And Car Parking

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is approved subject to a legal agreement and the imposition of conditions.

2. Main Issues

- 2.1 Whether the proposal is acceptable in principle
2.2 Whether the scale and design would be acceptable
2.3 Impact of the proposal on the living conditions of the occupiers of any neighbouring properties
2.4 Access and parking issues
2.5 Provision of affordable housing

3. Application Details

The Site

- 3.1 The application site lies to the south west of St Augustine's Church, with part of the site being occupied by the former St Augustine's Social Club, which closed in January 2008. The building is now run by the church as its parish centre. The remainder of the site is currently undeveloped

grassland. Two existing vehicular accesses, one from Briar Bank and one from Waverley Road, serve the church and parish centre.

- 3.2 Semi-detached properties, which front onto Waverley Road, adjoin the site to the south-east. Waverley Gardens, which consists of a series of semi-detached bungalows, is located to the south-west of the site and is separated from it by a hedge. The north-west boundary of the site is abutted by 33 Waverley Gardens and some two-storey dwellings that front onto Briar Bank.
- 3.3 The site slopes uphill away from Waverley Road and is located at a lower level than the properties on Waverley Gardens. A culverted section of Gosling Syke, which is designated 'main river', runs along the south-east boundary of the site, to the rear of the properties that front onto Waverley Road.

Background

- 3.4 In July 2010, outline planning permission was granted for residential development on the application site. The indicative layout plan, which accompanied the application, showed 16 two-storey semi-detached properties, located within a cul-de-sac. The site would have been accessed via a new access road from Waverley Gardens (09/0245).
- 3.5 Application 09/0245 was deferred at the initial meeting of the Development Control Committee, so that an independent Highway Consultant could assess the capacity of the highway network in the vicinity of the application site and assess the pedestrian linkages to the site. The Denis Wilson Business Group was appointed by the City Council to assess the above issues. Their report concluded that there were no highways, transportation or accessibility reasons upon which a valid reason for refusal could be justified.

The Proposal

- 3.6 The proposal is seeking planning permission for the erection of retirement housing for the elderly. Retirement housing enables older people to remain living in the community and out of institutions by providing accommodation that caters for their specific needs. The housing would be managed by McCarthy & Stone who have developed over 50,000 specialised dwellings for the elderly at over 1,000 sites throughout the United Kingdom. The housing would be restricted to the over 60s (although in the case of couples partners can be over 55). In other McCarthy & Stone retirement housing schemes, between 60-70% of occupants are aged 78 years or over, with about 30% being aged 80 or above. The vast majority of residents (85-90%) are widowed or single, with 75% of apartments comprising single, female households. The development of retirement housing in an area releases existing under-occupied housing in the area, which makes better use of the existing housing stock.
- 3.7 The proposal is seeking to erect a single building, which would incorporate

28 one-bedroom and 14 two-bedroom retirement apartments for sale. The building would include a house manager's office alongside communal facilities such as a resident's lounge, laundry, guest-suite, CCTV entry system, buggy store and Careline alarm facility.

- 3.8 The proposed building would vary in height from two to three-storey. The south-west elevation, which would face Waverley Gardens, would be two-storey and this would be set back behind the existing mature hedgerow. This elevation would contain units of varying depths and the ridge height would vary from 8.8m to 10.2m. Apartments are arranged along a single-sided corridor, which reduces the mass of the building.
- 3.9 The south-east elevation of the building would face the parking area, with the rear of the dwellings that front onto Waverley Road being located beyond this. The north-west elevation would face towards 29-33 Waverley Gardens. These elevations would be two and half-storey, with a ridge height of 10.2m, and would have flat roof dormer windows in the roofspace. The communal facilities would be provided in this central section of the building.
- 3.10 The north-east elevation, which faces the church and Kingstown Road beyond, would have accommodation over three floors. The three-storey section, which would have a ridge height of 12.1m, would be flanked by two and a half storey sections, which reduces the mass of the block.
- 3.11 The building would be constructed predominantly of red brick under grey roof tiles. Sections of render have been added to provide variation in the elevations. The building would incorporate flat roof dormers, glass Juliet balconies and steel framed walk out balconies, which would bring a contemporary design to the scheme. Fenestration has been designed to give the building a horizontal emphasis.
- 3.12 The building would incorporate a range of energy efficiency measures including: the use of air source heat pumps to provide the energy requirements for the communal areas; water butts to harvest rainwater; low energy light fittings; an energy efficient hot water heating system; and use of double glazing with enhanced thermal insulation.
- 3.13 The proposal provides 24 car parking spaces, 3 of which would be reserved for disabled persons and a turning area for ambulance and service vehicles. Parking surveys have been undertaken over a number of years at numerous McCarthy & Stone retirement housing schemes and these have been used to inform the parking provision at this scheme. These surveys demonstrate that the level of parking proposed would be adequate to accommodate the anticipated parking demands from residents, the house manager and visitors.
- 3.14 The site would be served by a single vehicular access from Waverley Gardens. A new footpath would be created between this new access and Waverley Road. A second pedestrian access would be created in the northern corner of the site and this would be linked via a footpath to Briar Bank.
- 3.15 The Transport Assessment, which has been submitted with the application,

states that the proposal would generate traffic levels that would not have a material adverse impact on the operation of the highway network. The Transport Assessment concludes that there are no legitimate access, parking or road safety reasons why the proposal should not be acceptable.

- 3.16 Amenity space would be provided around the building and this has been designed to be integral to the overall scheme and sympathetic to the area as a whole. The main garden area would be located to the north-west of the building, with smaller areas of amenity space being provided to the north-east and south-west. Landscaping would also be provided within and around the car park. The garden/ amenity areas, which would be enclosed by fences, railings and hedges, would be maintained by a specialist company.
- 3.17 The hawthorn hedge that runs along the south-west and north-west boundaries, adjacent to Waverley Gardens, would be retained, with the exception of a small section which would be removed for the new access. These hedges would be brought back under closely trimmed form and maintained at approximately 2m in height and 1.5m in width. A new 1.8m high timber fence would be erected along the south-east boundary of the site.
- 3.18 A viability assessment has been submitted with the application. The applicants have assessed the viability of the proposed development and the level of affordable housing provision using the Homes & Communities Agency Economic Appraisal Toolkit (HACEAT). Following discussions with the Council, the applicant has agreed to pay £235,000 towards planning contributions including affordable housing.
- 3.19 The applicant held a public exhibition in November 2011 to display its proposals. It also sent out 439 letters to households and businesses in the local area advising them of the proposal and held one to one stakeholder briefings with various groups.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to forty-three neighbouring properties. Six letters of objection have been received, which make the following points:
 - 1. Scale & Design
 - the proposal is vastly different to the development of 16 semi-detached properties previously approved on the site;
 - the site is too small for this high density development;
 - the land rises from Waverley Road and so would increase the overbearing effect of such a high building, especially on the bungalows in Waverley Gardens;

- three-storey building is totally inappropriate in the proposed location and will not blend in with the surrounding properties;
- proposed buildings will look monstrous and overpowering and will be totally out of character with the area. Roof line should be reduced significantly;
- erection of a three-storey building so close to existing bungalows will cause distress to the occupiers of the bungalows and will block out light and will lead to a loss of privacy for the occupiers;
- the building will have living accommodation looking down onto the existing dwellings in the area;

2. Parking & Access

- the proposed 41 flats have the potential for unacceptably high number of vehicle movements along Waverley Gardens;
- it is questionable whether the majority of residents will not be car owners as claimed - people are reluctant to give up the independence which car ownership provides;
- concerned about the lack of parking spaces. Some residents will have their own cars and there will be visitors and carer's vehicles. The adjacent roads are very busy and cannot cope with extra parking;
- there is a larger, more suitable site, with better highway access, at the nearby former Belah School;
- the access onto Waverley Road is unacceptable - the access through Waverley Gardens in conjunction with the proposed Medical Centre on the old Belah School site will cause a great increase in traffic flow;
- the location of the access being close to the head of Waverley Gardens is a safety risk;
- Waverley Road is a 'rat-run' with no traffic calming beyond the old Belah School site;
- access should be via Brackenbridge where there is existing traffic control;
- Waverley Gardens is well used by pedestrians and the extra traffic will put them at risk;
- would need to be parking controls to stop people parking on Waverley Gardens and blocking the road;

- Waverley Gardens will be subject to heavy traffic during construction and this will lead to dust and dirt in the area and access for emergency vehicles would be difficult;

3. Other Matters

- the hedge would be removed which would lead to a loss of habitat and a loss of privacy for residents on Waverley Road.

4.2 A petition has been signed by 48 people and this states that the sheer scale and height of the development is far too great and would over power the surrounding properties. It also states that the access to the development is still an issue.

4.3 Three letters of support have been received, which make the following points:

- the existing building is a complete eyesore and the new building would enhance the area and cater for retired people;
- there is a need for accommodation like this for the elderly;
- this is a good, convenient location for accommodation for the elderly;
- Burnside Court in nearby Rosebery Road is a similar size and this generates very little traffic.

4.4 Two letters of comment have been received. One of these states that bats have been seen in the area and this should be investigated in case the bats roost on the proposed site and need to be re-sited.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - no objections, subject to conditions;

Environment Agency: - no objections, subject to conditions;

Community Services, Drainage Engineer: - the applicant should investigate the use of either a sustainable drainage system or soakaways for surface water disposal;

Access Officer, Development Services: - no objections;

Cumbria Constabulary, Northern Community Safety Unit: - satisfied the proposal complies with Policy CP17;

Northern Gas Networks: - no objections;

Environmental Services - Green Spaces: - requested a contribution of £11,627 for the maintenance of amenity space in the area;

Housing Strategy: - no objections following increased offer of £235,000 for planning contributions;

United Utilities: - no objections. Surface water should discharge to the watercourse/ sustainable drainage system.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, H1, H2, H5, H13, CP2, CP3, CP5, CP12 and T1 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. The Principle Of The Development
- 6.2 The application site, which lies within the urban area of Carlisle, is designated as a 'Primary Residential Area' in the adopted Carlisle District Local Plan 2001-2016. Outline planning permission has previously been granted for residential development on this site. As such, the principle of residential development is acceptable, subject to compliance with the criteria identified in Policy H2 and other relevant Local Plan policies.
2. Scale And Design Of The Proposal
- 6.3 A number of objectors have raised concerns about the scale of the proposed development and a petition has been received which states that the sheer scale and height of the development is far too great and would overpower the surrounding properties. Whilst a section of the building would be three-storey, this would be located in the middle of the site and would face the existing church and Kingstown Road beyond. It would be partly screened by other wings of the building and would be flanked by two and a half-storey sections, which would help to reduce its mass. The south-west elevation facing the bungalows on Waverley Gardens would be two-storey and would be a minimum of 24m away. The building would be set back behind the existing hedge, which would be maintained at a height of 2m.
- 6.4 The north-west and south-east elevations would be two and a half-storey. The dwellings on Briar Bank and at the top of Waverley Gardens would sit at a significantly higher level than the new apartment block. The nearest dwelling on Briar Bank would be 22m away from a corner of the building, whilst the nearest building on Waverley Gardens would have a blank gable elevation a minimum of 22m away. The dwellings on Waverley Road would have rear elevations a minimum of 30m away from the building.
- 6.5 The building would be constructed of predominately red brick under grey tiles. Sections of render have been added to provide variation in the elevations. The building would incorporate flat roof dormers, glass juliet balconies and steel framed walk out balconies, which would bring a contemporary design to the scheme. Fenestration has been designed to give the building a horizontal emphasis. Landscaped gardens, which would be enclosed by fences, railings and hedges, would be provided around the building, with a landscaped car park being provided to the south-east of the building.
- 6.6 In light of the above, the scale and design of the proposal would be acceptable.

3. Impact Upon The Living Conditions Of The Occupiers Of Neighbouring Properties

- 6.7 Whilst the building would contain two and a half and three-storey sections and would contain a range of Juliet and walk out balconies, it has been carefully sited and designed to ensure that the Council's minimum distances between buildings are met and largely exceeded. The proposal would not, therefore, have a significant adverse impact on the living conditions of the occupiers of any neighbouring properties, through loss of light, loss of privacy or over-dominance.

4. Access & Parking

- 6.8 A number of objectors have raised concerns about the proposed new access onto Waverley Gardens and the proposed level of parking provision. The applicant has submitted evidence to demonstrate that 24 car parking spaces would be sufficient to serve the development and this has been accepted by County Highways, who have raised no objections to the proposal, subject to the imposition of conditions. The Transport Assessment, which accompanies the application, states that the proposal would generate traffic levels that would not have a material adverse impact on the operation of the highway network. It concludes that there are no legitimate access, parking or road safety reasons why the proposal should not be acceptable.
- 6.9 A Transport Assessment was undertaken on the previous outline application, which showed 16 dwellings on the site. This concluded that the proposed access into Waverley Gardens would be adequate to serve the development and that the impact of the additional traffic generated by 16 dwellings would be immaterial in terms of road safety, congestion and highway impact. The 42 retirement apartments would generate less vehicle movements, particularly at peak times, than 16 dwellings.
- 6.10 In light of the above, the proposed access and parking arrangements would be acceptable

5. Affordable Housing

- 6.11 Given the specialised nature of the accommodation and the annual maintenance charges that would apply to each unit, it is accepted that it would be difficult to provide affordable housing on-site. The applicant is, therefore, proposing to make a commuted sum payment towards the provision of off-site affordable housing.
- 6.12 The applicant has submitted an Economic Viability Assessment with the application and this identifies that the proposed scheme could viably provide £15,601 towards planning contributions, including affordable housing. The Council has employed consultants to review the viability assessment and lengthy discussions have taken place between the Council and the applicants, which have resulted in the applicant agreeing to increase their planning contributions to £235,000. This figure would enable an affordable housing contribution of £223,373, which would be secured through a S106

agreement, with the outstanding balance being used for the maintenance of amenity open space in the area. This figure is acceptable to the Council's Housing Services, who have withdrawn their original objection.

6. Drainage Issues

- 6.13 The applicant has submitted a Drainage Evaluation and Report. Foul drainage would discharge into the combined sewer in Waverley Gardens. In relation to surface water, permeable surfaces would be used for the hard paved surfaces, including the car park and an underground attenuation tank would be used to limit discharge of surface water from the building. The attenuation tank, which would be located below part of the car park, would discharge into the existing surface water sewer within the site. These details are acceptable to the Council's Drainage Engineer.

7. Other Matters

- 6.14 A response has been received from the Green Spaces Team requesting that the applicant make a financial contribution of £11,627 towards the maintenance of amenity open space in the locality. This would also need to be incorporated into the Section 106 Agreement.
- 6.15 The Environment Agency has raised no objections to the proposal, providing that it is carried out in accordance with the details contained within the Flood Risk Assessment.

Conclusion

- 6.16 The proposed development is acceptable in principle. The scale and design of the building would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over dominance. The proposed access, parking arrangements and drainage are acceptable. The applicant has agreed to make planning contributions of £235,000, which would be used towards the provision of affordable housing (£223,373) and the maintenance of amenity space in the locality (£11,627). In all aspects the proposals are considered to be compliant with the objectives of the adopted Local Plan.
- 6.17 It is, consequently, recommended that Planning Permission be granted and that Officers be authorised to release the Notice of Decision subject to the completion of a satisfactory Agreement under S106 of the Town & Country Planning Act 1990 covering the matters set out in Para 6.16 above.

7. Planning History

- 7.1 In November 2008, an application for residential development on this site was withdrawn prior to determination (08/1035).
- 7.2 In September 2008, planning permission was granted to extend St Augustine's Church to provide ancillary accommodation related to the

church and parish functions (08/0733).

- 7.3 In July 2010, planning permission was granted for proposed residential development on social club and side field site (revised application) (09/0245).
- 7.4 In January 2011, planning permission was granted for single storey extension to church building to provide parish meeting rooms, offices and toilet facilities (10/1032).

8. Recommendation: Grant Subject to S106 Agreement

- 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 approved documents for this Planning Permission comprise:
 - 1. the submitted planning application form, received 17th January 2012;
 - 2. Planning Statement, received 17th January 2012;
 - 3. Affordable Housing Statement, received 17th January 2012;
 - 4. Transport Statement, received 17th January 2012;
 - 5. Statement of Community Involvement, received 17th January 2012;
 - 6. Site Appraisal Report, received 17th January 2012;
 - 7. Phase 1: Desk Top Study Report, received 17th January 2012;
 - 8. Phase 2: Ground Investigation Report, received 17th January 2012;
 - 9. Bat Roost Potential Survey, received 17th January 2012;
 - 10. Arboricultural Survey, received 17th January 2012;
 - 11. Design, Access & Sustainability Statement, received 17th January 2012;
 - 12. Extended Phase 1 Habitat Survey, received 17th January 2012;
 - 13. Location/ Context Plan, received 17th January 2012 (Dwg No. 1791-01-01);
 - 14. Site Layout, received 17th January 2012 (Dwg No. 1791-01-02);

15. Landscape Proposals - Sheet 1 - received 11th January 2012 (Dwg No. 1);
16. Landscape Proposals - Sheet 2 - received 11th January 2012 (Dwg No. 2);
17. Tree Constraints Plan, received 11th January 2012 (Dwg No. 7815/01);
18. Tree Protection Plan, received 11th January 2012 (Dwg No. 7815/02);
19. Floor Plans, received 11th January 2012 (Dwg No. 1791-01-05);
20. Elevations, received 11th January 2012 (Dwg No. 1791-01-04);
21. Sectional Elevations, received 11th January 2012 (Dwg No. 1791-01-03);
22. Flood Risk Assessment (dated 12 March 2012, referenced L070-001-final), received 5 April 2012;
23. North Area Flood Zone Improvements, Gosling Sike Beck (Final), received 5 April 2012;
24. Drainage Evaluation & Report, received 17th July 2012;
25. the Notice of Decision; and
26. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. No persons under the age of 60 years or a partner under 55 years of age shall occupy the apartments, with the exception of guests and a warden.

Reason: A reduced parking standard has been applied to the development as it relates to retirement accommodation. Use of the apartments for general housing would result in additional vehicle movements and on-street parking which would be detrimental to highway safety.

4. 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 the works harmonise as closely as possible with the surrounding area and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

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 CP5 of the Carlisle District Local Plan 2001-2016.

6. Notwithstanding the details submitted, further details indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details.

Reason: To ensure the works harmonise as closely as possible with the surrounding area and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

7. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of surface water disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

8. The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 12 March 2012, referenced L070-001-final (received 5 April 2012) and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by the 100-critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Reason: To prevent flooding by ensuring the satisfactory storage of/ disposal of surface water from the site, in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

9. Details of the heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any site works commence.

Reason: To ensure that the proposed development does not have an adverse impact on the living conditions of the occupiers of any neighbouring properties, in accordance with Policy CP5 of the

Carlisle District Local Plan 2001-2016.

10. The access road, footways, servicing & parking areas etc shall be designed, constructed, drained and lit to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

11. The development shall not be commenced until visibility splays providing clear visibility of 50metres measured along the NE channel of Waverley Gardens from a position 2.4metres inset from the carriageway edge, on the centre line of the access, at a height of 1.05metres, have been provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be permitted to grow so as to obstruct the visibility splays.

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

12. Ramps shall be provided opposite the church access on Briar Bank and on each side of the Waverley Gardens junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of such ramps shall be submitted to the Local Planning Authority for approval before development commences and shall be constructed as part of the development.

Reason: To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety and to support Local Transport Plan Policies LD5, LD7 and LD8 and Structure Plan Policy L5.

13. The use of any part of the development shall not be commenced until the pedestrian access to Briar Bank, a drop crossing and bus boarder (at the Briar Bank Stop) has been constructed in accordance with details approved by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure persons with impaired mobility can access the local bus and other services and to support Local Transport Plan Policies LD5, 7 and 8 and Structure Plan Policies T25, T27 and L53.

14. Full details of the surface water drainage system 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 and LD8.

15. The use shall not be commenced until the access, servicing and parking requirements have been constructed in accordance with the approved plan. All such provision shall be retained, capable of use when the development is completed and shall not be removed or altered thereafter, without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8 and Structure Plan Policy T32.

16. The whole of the vehicular access area bounded by the carriageway edge and the highway boundary; and the link footway to Waverley Rd. shall be constructed and drained to the specification of the Local Highways Authority.

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

17. 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 work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

18. Unless construction access is taken from the existing Church access off Waverley Rd, the access and turning requirements, shown on the Plan, shall be substantially met before any building work commences on site so that constructional traffic can access and turn clear of the highway. Once complete it shall be retained capable of use thereafter and shall not be altered without the prior consent of the Local Planning Authority.

Reason: The carrying out of building works without the provision of these facilities is likely to lead to inconvenience and danger to road users; retention of the facilities ensures an appropriate standard of parking and access for as long as the use continues; and to support Local Transport Policies LD5, LD7 and LD8.







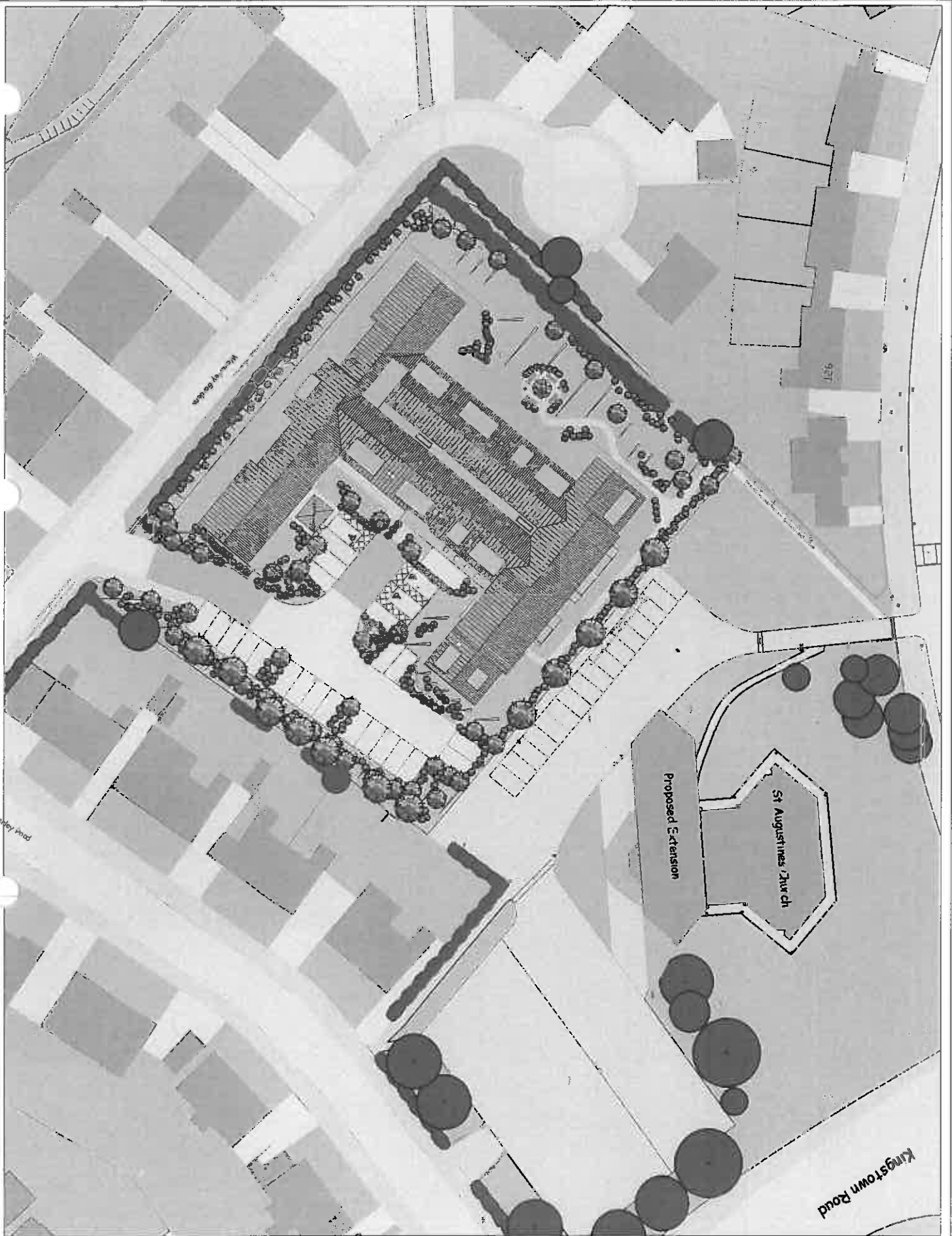
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|  <p>THE AMERICAN INSTITUTE OF ARCHITECTS 1700 K Street, N.W. • Washington, D.C. 20006 Tel. 202/638-1600 • Fax 202/638-1601</p> | <p>A. L. Day B.S., B.Arch., RIBA Design Director</p> <p>YOF Architect Tel. 07044 441 222 Tel. 081 820 3319</p> | <p>C&H</p>  <p>County of Stone Retirement Libraries Ltd</p> | <p>Marking & Staining by Marking & Staining Ltd Marking and staining of timber products. We have a large stock of timbers and can supply you with the right material for the right application. We can also supply you with the right material for the right application.</p> | <p>Project 724</p> <p>Refrigerant Housing (Cat II) We're at: Gardens Cullin</p> | <p>Pringle Tilt</p> <p>Loam in and Compact Pan</p> | <p>1981 1/2-1/2 11/252 1981 1/2-1/2 11/252</p> <p>1/79/40/401</p> |
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REVISIONS

DATE

BY

EXISTING TREES AND SHRUBS

TREES REMOVED

PROPOSED BURNERS / SHRUBBERY

PROPOSED PAVING

PROPOSED WALL

PROPOSED FENCES AND BAILINGS

1800 mm HIGH ALTERNATING CLOSE BOUNDED FENCE AND TRAILS

PERMANENT BLOCK PAVING

185



ST AUGUSTINE'S CHURCH

G. L. Day B.Sc., B.Von., R.I.B.A.

Design Director

THE OFFICE 444 222 TEL 0191 825 5310

McCarthy & Stone

Removal of trees (as laid)

Project title

Replacement Housing (Call)

Wesley Gardens

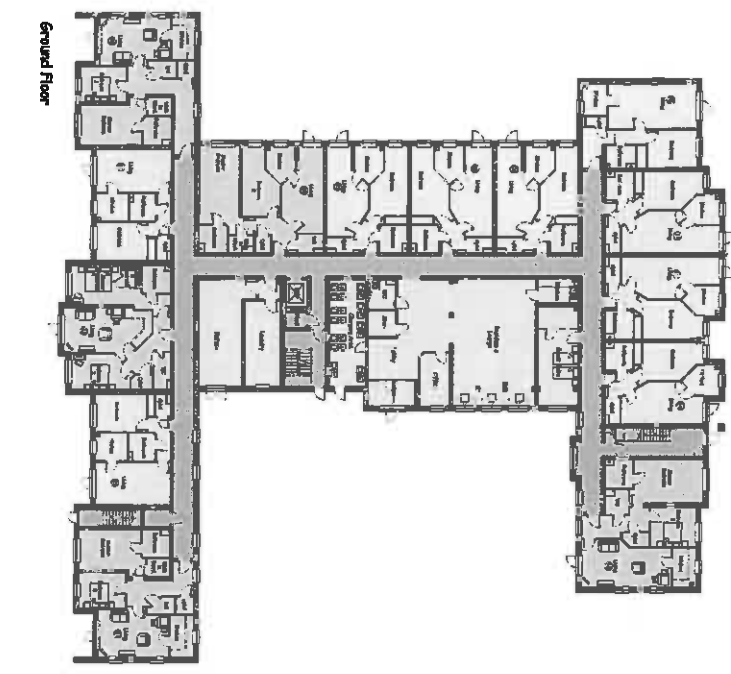
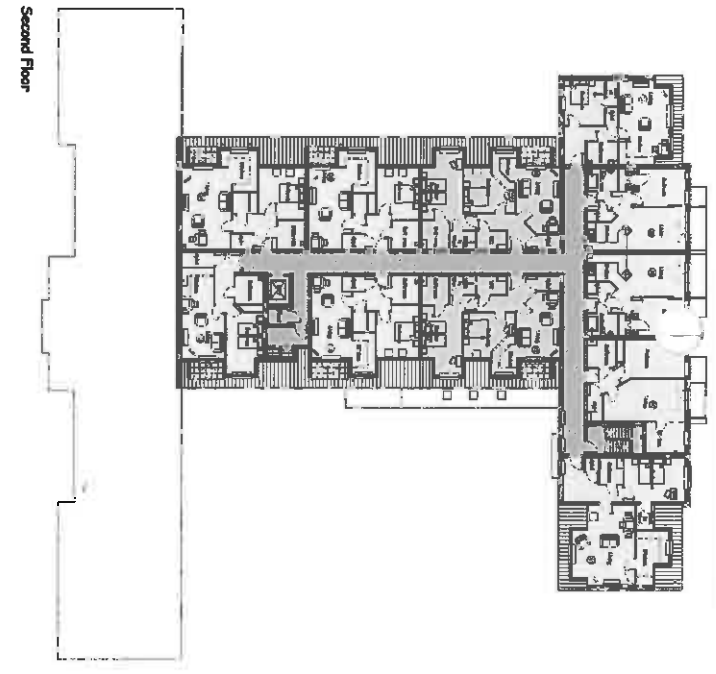
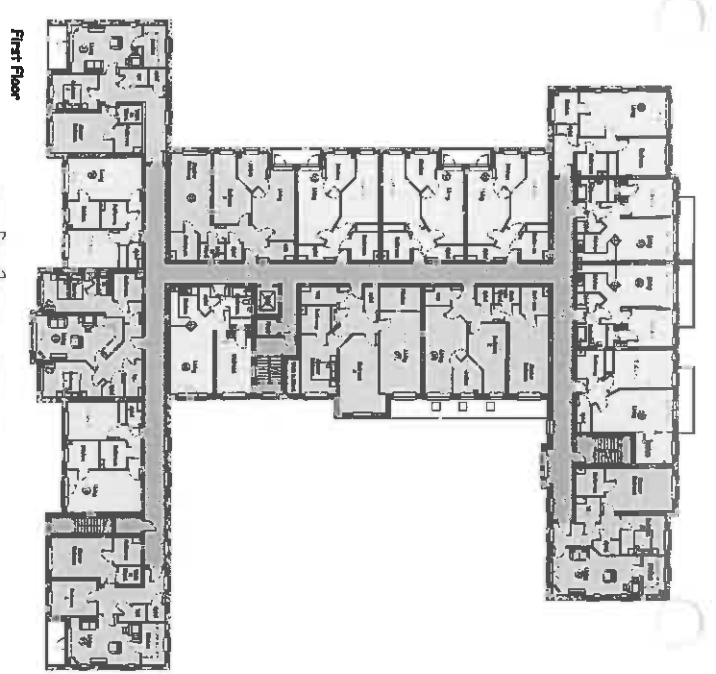
Drawings Title

Site layout

Scale 1:200 Date July 2011

Drawn by 1709

Check by



- KEY
- 1 bed apartments
 - 2 bed apartments
 - Common Areas
 - Circulation

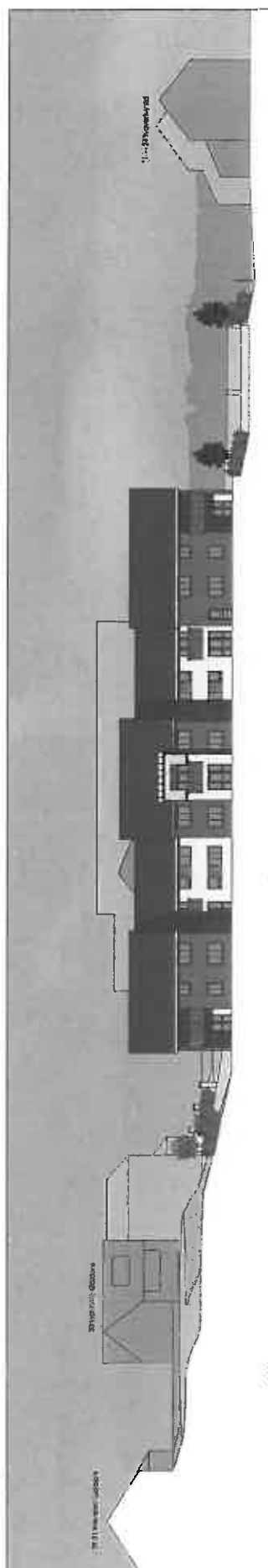
THE PLANNING RESOURCES LIMITED
 Planning & Design
 G. L. Day B.Sc., B.Arch., RIBA
 Design Director
 York
 Tel: 01904 444 222 Fax: 01904 500 210

McCarty & Stone
 Retirement Living
 Retirement Living
 Retirement Living
 Retirement Living

Project Title
 Retirement Housing (Oak)
 Retirement Housing
 Retirement Housing

Drawing Title
 Floor Plans
 Floor Plans
 Floor Plans

Scale 1:50
 Date 1/9/2011
 Drawn by
 Checked by
 1101-01-05



This architectural rendering illustrates the proposed 10-story building at 1000 Broadway. The new structure is shown in a light gray, contrasting with the darker, more detailed rendering of the existing historic building. The rendering highlights the building's integration with the surrounding context, including the existing building's facade and the street-level view. The proposed building features a modern design with a flat roof and large windows, while the existing building has a more traditional, multi-story structure with a gabled roof and numerous windows. The rendering also shows the building's relationship to the street and the surrounding urban environment.

[illegible][illegible]



Sectional elevation to Waverley Gardens



North East Sectional Elevation



G. L. Day B.Sc. B.Arch. R.I.B.A.
Design Director
York
Tel: 01904 444 222 Tel: 0191 528 3790
Airedale



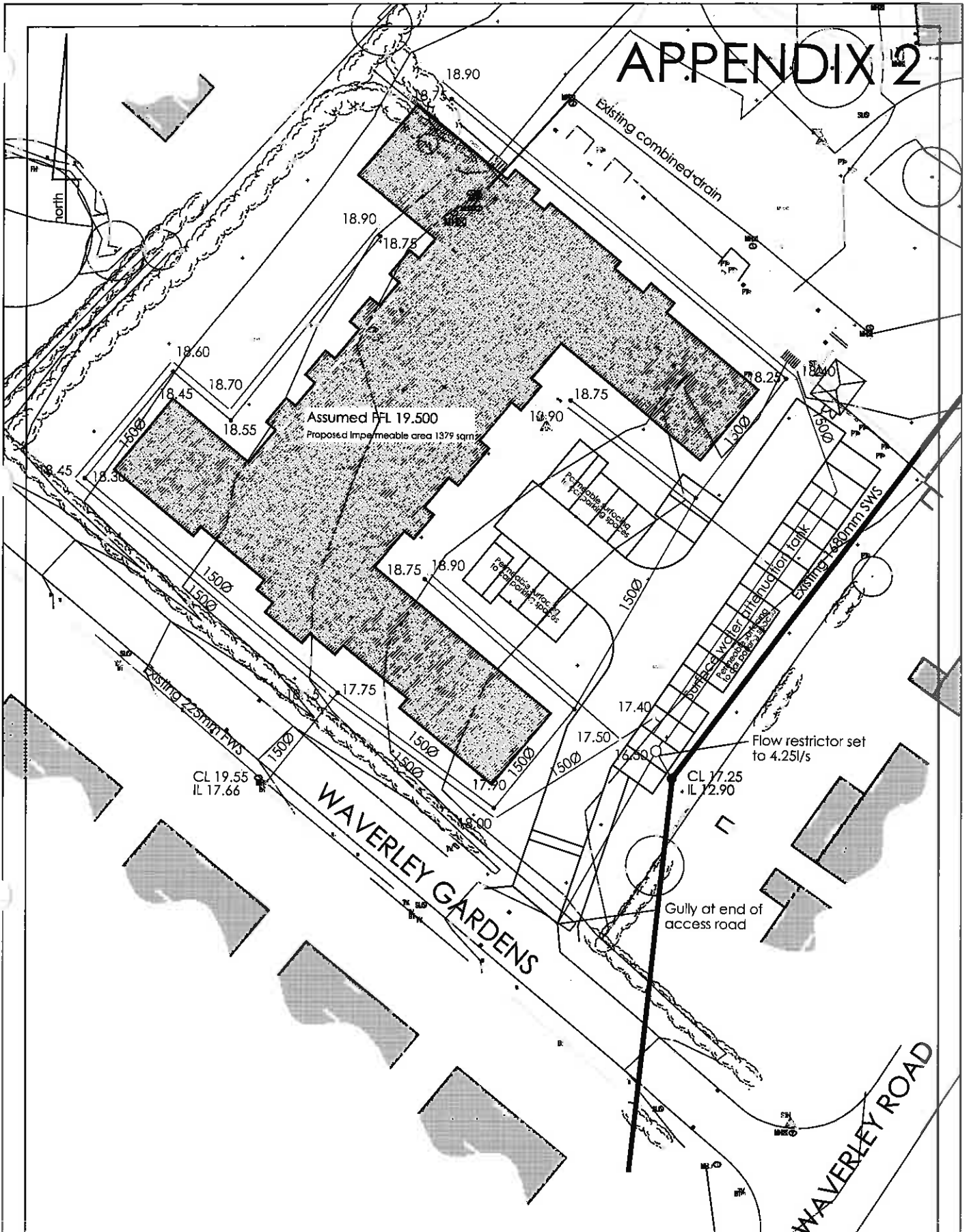
McCarthy & Stone Retirement Living Ltd
Airedale
Airedale
Airedale
Airedale

Project Title
Retirement Housing (Call It)
Waverley Gardens
Call It

Drawing Title
Sectional Elevation

Scale 1:500
Date Issued 2011
Drawing No. 03

APPENDIX 2



Notes

Waverley Road,
Carlisle
Suggested Drainage

Drawing No. 1-500
Scale 1:500
Date Dec 2011

HOWARTH ASSOCIATES

The Red Door,
4 Marvell Rise,
Harrogate,
HG1 3LT
Tel/Fax: 01423 530640

SCHEDULE A: Applications with Recommendation

12/0403

Item No: 04

Date of Committee: 17/08/2012

Appn Ref No:
12/0403

Applicant:
Ben Hodgson Car Sales
Ltd

Parish:
Dalston

Date of Receipt:
18/05/2012

Agent:
Swarbrick Associates

Ward:
Dalston

Location:

Bridge End Service Station, Bridge End, Dalston,
Carlisle, CA5 7BH

Proposal: Erection Of Replacement Dwelling

REPORT

Case Officer: Shona Taylor

1. Recommendation

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

2. Main Issues

- 2.1 Whether the principle of the proposed development is acceptable.
- 2.2 Whether the scale, layout and design of the development is acceptable.
- 2.3 Whether the demolition of the existing dwelling is acceptable.
- 2.4 Highway matters.
- 2.5 The impact of the proposal on the living conditions of neighbouring residents.

3. Application Details

The Site

- 3.1 This application seeks full planning permission for the demolition of detached bungalow, which is situated in Bridge End, Dalston. The property, which has an internal link to the adjacent car sales building, has various extensions and alterations which have been added over a number of years.
- 3.2 The site is situated within the Dalston Conservation Area and the

surroundings to the application site are predominantly residential, other than the garage site, which is linked to this property. There is also a public house to the other side of the road.

Proposal

- 3.3 The applicant proposes to demolish the building with a view to redeveloping the site with one of two schemes. This application relates to the erection of a replacement bungalow; however, a separate application which follows this application in the schedule proposed that the site be used as an extended car sales area to serve the garage.
- 3.4 The existing dwelling, which is a standard bungalow in appearance, is constructed from brick and render to the walls, upvc windows and doors with a concrete tiled roof. The property is not obtrusive nor dominant in the street scene.
- 3.5 It is proposed to demolish the property to accommodate the proposed development with a view to redeveloping the site to provide a three bedroom replacement dormer bungalow.
- 3.6 The building will occupy a footprint measuring approximately 105 square metres, and would be set back from the road frontage by between 14 metres and 15.5 metres, which reflects the building line of the existing property. The proposed building is one and a half storey in height. There will be a driveway and small garden to the front, with a larger garden area to the rear.
- 3.7 The dwelling would be finished using a both brick and render. It is stated that the windows and doors windows would be finished in upvc, and the roof would be tiled.
- 3.8 It is proposed to discharge foul drainage to the public sewer and surface water to the existing surface water drainage system.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to three neighbouring properties. In response three letters have been received. The grounds of objection are summarised as;
 - 1. In an area of Dalston which is almost entirely heritage housing, one of which is a Listed Building, the proposed house design is not appropriate for the location. Also, it is completely out of scale with the surrounding buildings and the commercial premises it adjoins.
 - 2. Another letter states that the house is not in keeping with the vernacular of the immediate area because it is surrounded by single storey buildings. However, they are also concerned about which will be the final scheme, as there are two proposals for the site.

- 4.2 A letter of support has been received from one of the Ward Councillors, Cllr Mrs Clarke, who has stated that she has no further objections to the scheme, as the appearance of the current dwelling does not lend itself in any way to the conservation area and the erection of a proposed new dwelling with more appropriate materials would be more in keeping with the village surroundings.

5. Summary of Consultation Responses

Cumbria County Council - Highway Authority: - no objections;
Dalston Parish Council: - the size of the proposed dwelling is out of scale with the surrounding residential dwellings, and will have a negative impact on the view in the Conservation Area. Applications 12/0403 and 12/0406 relate to the same area and contradict each other;
Local Environment - Environmental Protection: - no objections subject to the inclusion of one condition relating to the possible presence of contamination.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP5, CP6, CP11, LE17, LE19, H1, H10 and T1 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposals raise the following planning issues:
1. Whether The Principle Of The Proposed Development Is Acceptable.
- 6.3 The application seeks a replacement dwelling within the rural area therefore Policy H10 and Policy CP5 of the Carlisle District Local Plan 2001-2016 are of relevance. These policies seek to ensure that replacement dwellings in the rural area are located on or close to the site of the original dwelling, that the scale of the dwelling is no greater than a 15% increase in the footprint of the original dwelling and that the design of the replacement dwelling is appropriate to its location and complements the character and architectural detail of other dwellings in the locality.
- 6.4 The proposed dwelling is considered acceptable in terms of its scale as the replacement property does not increase the footprint of the original dwelling. As such it is considered that the proposed development accords with Policy H10 and Policy CP5 of the Local Plan in that respect.
2. Whether The Scale, Layout And Design Of The Development Is Acceptable.
- 6.5 The footprint of the proposal is in fact smaller than that of the existing dwelling and whilst it is proposed to add a first floor, the ridge height of the new dwelling will only be approximately 1.2 metres higher than that of the existing property. The external appearance when viewed from the front elevation

utilises design features of the adjacent properties, including the art stone quoins on the front of the property.

- 6.6 The applicant has indicated the roof would be constructed from concrete tiles. The Council's Heritage Officer raised concerns that in this location within the Dalston Conservation Area the roof should be constructed from slate. However, it is not considered possible to enforce this as the existing property has a tiled roof. A condition has been included which requests full details of the materials to be used on the exterior of the property are submitted to the Local Planning Authority prior to any work being started, irrespective of any details which have already been provided. This will ensure that the Council can guarantee that the proposed materials are of a quality acceptable in this location, and will ensure that the design of the building will not adversely affect the character or appearance of the Dalston Conservation Area. Whilst the Council cannot reasonably insist on the use of slate, Officers will encourage the applicant to do so. In the even that this cannot be agreed the Council will insist on the use of a high quality roof tile.

3. Whether The Demolition Of The Existing Dwelling Is Acceptable.

- 6.7 Policy LE17 of the Carlisle District Plan provides policy guidance on proposals that seek to demolish unlisted buildings in Conservation Areas and it identifies a series of criteria against which such applications will be assessed.
- 6.8 In addition to the content of the above policy Members should also have regard to paragraph 6.72 of the policy's supporting text. It states that *"in assessing applications for planning permission involving proposals that involve the demolition of an unlisted building in a Conservation Area, the Council will have regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area in which the building is situated, and the wider effects of demolition on the buildings surroundings and on the Conservation Area as a whole"*.
- 6.9 Paragraph 6.73 states that *"planning permission for redevelopment proposals involving the demolition of an unlisted building in a Conservation Area will only be given if the proposals for redevelopment are in detail and acceptable"*.
- 6.10 Whilst the existing building is inoffensive and does not detract from the character of the Conservation Area, the issue that Members must consider is whether it is worthy of retention in its own right and whether the redevelopment proposal is acceptable. In respect of the former, the Council's Heritage Officer has advised that the loss of the building would not result in any significant harm to the Conservation Area provided that its replacement is appropriately designed. For the reasons identified within this report the proposed replacement building is acceptable and, therefore, there is no planning policy justification for the retention of the existing property.

4. Highway Matters

- 6.11 The existing dwelling shares its parking area to the front with the neighbouring garage, however, the new arrangement will increase the property's allocated off street car parking and improve the access arrangements. As such the Highway Authority have raised no objections to the proposal.
5. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents.
- 6.12 The majority of the neighbouring properties are positioned sufficient distance away or orientated in such a way not to be directly affected as a result of loss of light, loss of privacy or overdominance.
- 6.13 The proposal is situated on a similar footprint to the existing dwelling, and the property that is most likely to be affected is Smithy Cottage, which is located to the south of the site. It is worth noting that the proposed dwelling is no closer than the existing cottage. Also, the boundary consists of high vegetation, along with the gable of the cottage. Subject to the imposition of a condition requiring details of the boundary treatments to be submitted, it is considered that the potential impact on Smithy Cottage, as the closest residential property, is not sufficient to justify the refusal of this application.

Conclusion

- 6.14 In overall terms, the principle of the proposed development is acceptable. The proposed dwelling could be accommodated on the site without detriment to the living conditions of the neighbouring properties or the character/setting of the Dalston Conservation Area. In all aspects the proposal is compliant with the objectives of the Carlisle District Local Plan 2001-2016.

7. Planning History

- 7.1 This application relates to Conservation Area consent 12/0417 for the demolition of the bungalow and also an alternative proposed redevelopment of the site 12/0406 comprising additional parking space.

8. Recommendation: 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 approved documents for this Planning Permission comprise:

1. The Planning Application Form received 10th May 2012;
2. The Site Location Plan received 15th May 2012 (Drawing

No.1479.p.10);

3. The Block Plan received 10th May 2012 (Drawing No.1479.p.00);
4. The Existing Plan received 10th May 2012 (Drawing No. 1479.p.02);
5. The Proposed Plan received 10th May 2012 (Drawing No. 1479.p.03);
6. The Design and Access Statement received 11th May 2012;
7. The Decision Notice.
8. Any such variation as is approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Notwithstanding any description of materials in the application no development shall be commenced until samples or full details of materials to be used externally on the building have been submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

Reason: To ensure that materials to be used are acceptable and in accord with Policy CP5 of the Carlisle District Local Plan 2001-2015.

4. Details of the heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwelling and access/parking areas shall be submitted to and approved, in writing, by the Local Planning Authority before any site works commence.

Reason: To ensure that the approved development overcomes any problems associated with the topography of the area and safeguards the living conditions of neighbouring residents in accordance with Policies CP5 of the Carlisle District Local Plan 2001-2016.

5. 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 be implemented in accordance with the approved details, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that the design and materials to be used are appropriate and to ensure compliance with Policy LE19 of the Carlisle District Local Plan 2001-2016.

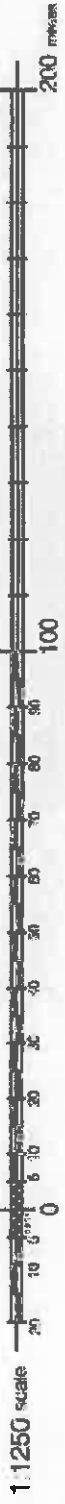
6. No development shall commence until the proposed means of surface water disposal have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the means of disposal is acceptable and to ensure compliance with Policy CP9 of the Carlisle District Local Plan 2001-2016.

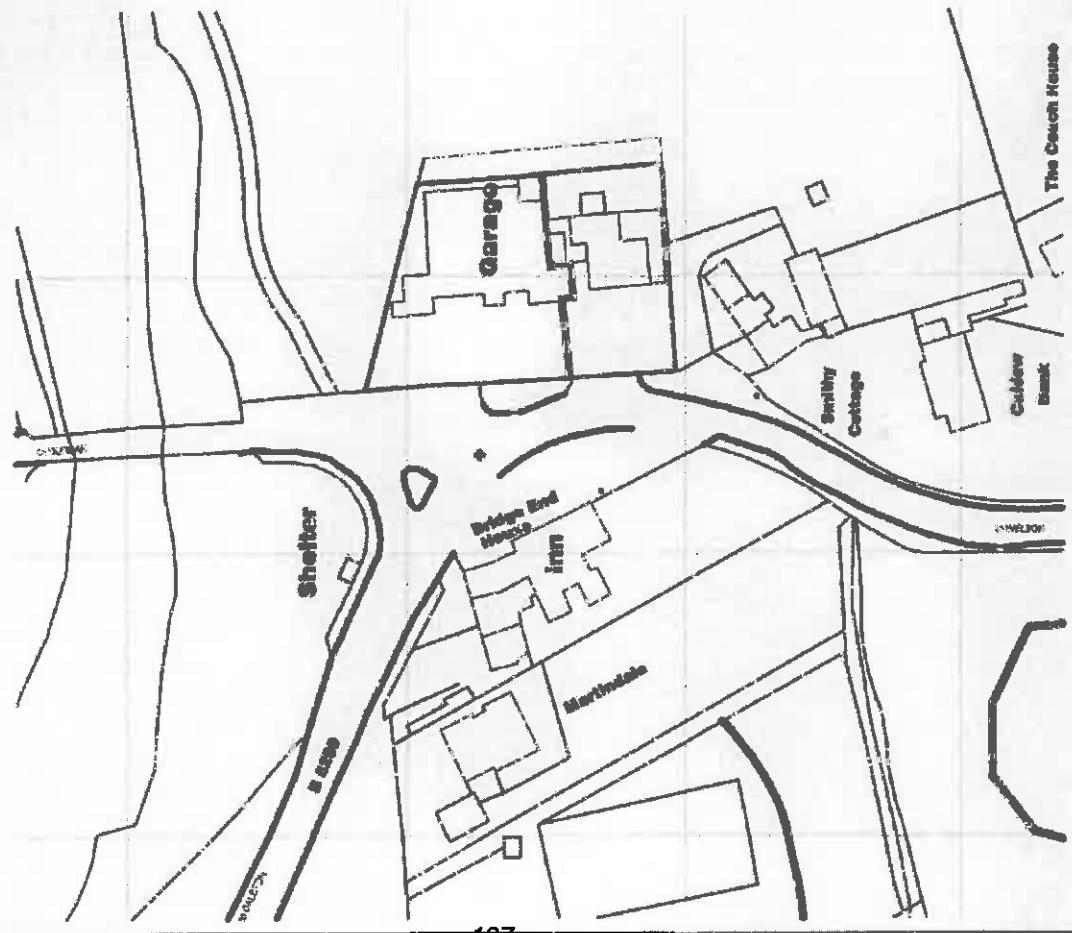
7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary 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 off site receptors, in accordance with Policy CP13 of the Carlisle District Local Plan 2001-2016.



RECEIVED
15 MAY 2012
2012/0403



swarbrick
a s s o c i a t e s

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Website: www.swarbrickassociates.co.uk

BEN HODGESON CAR SALES

CLIENT
BEN HODGESON

PROJECT
REDEVELOPMENT

DRAWING
LOCATION PLAN

DWG NO **1479.p.10**

Scale: 1:1250 @ A4 Date: 10.05.2012

SCHEDULE A: Applications with Recommendation

12/0406

Item No: 05

Date of Committee: 17/08/2012

Appn Ref No:
12/0406

Applicant:
Ben Hodgson Car Sales
Ltd

Parish:
Dalston

Date of Receipt:
18/05/2012

Agent:
Swarbrick Associates

Ward:
Dalston

Location:

Bridge End Service Station, Bridge End, Dalston,
Carlisle, CA5 7BH

Proposal: Demolition Of Existing Dwelling To Provide Additional Vehicle Display
Area

REPORT

Case Officer: Shona Taylor

1. Recommendation

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

2. Main Issues

- 2.1 Whether the principle of the proposed development is acceptable.
- 2.2 Whether the demolition of the existing dwelling is acceptable.
- 2.3 Highway matters
- 2.4 The impact of the proposal on the living conditions of neighbouring residents.

3. Application Details

The Site

- 3.1 This application seeks full planning permission for the demolition of detached bungalow, which is situated in Bridge End, Dalton. The property, which has an internal link to the adjacent car sales building, has various extensions and alterations which have been added over a number of years.
- 3.2 The site is situated within the Dalton Conservation Area and the

surroundings to the application site are predominantly residential, other than the garage site, which is linked to this property. There is also a public house to the other side of the road.

Proposal

- 3.3 The applicant proposes to demolish the building with a view to redeveloping the site with one of two schemes. This application relates to the provision of an additional vehicle display area; however, a separate application which precedes this application in the schedule proposes that the site be redeveloped to provide a replacement dwelling.
- 3.4 The existing dwelling, which is a standard bungalow in appearance, is constructed from brick and render to the walls, upvc windows and doors, with a concrete tiled roof. The property is not obtrusive nor dominant in the street scene.
- 3.5 It is proposed to demolish the property to accommodate the proposed development with a view to redeveloping the site to provide an additional vehicle display area.
- 3.6 The site has an area of 664 square metres and would provide new sales forecourt, making available an additional 34 parking spaces.
- 3.7 The fore court would be paved with concrete block pavements, and the boundary to the rear would be treated by way of a stock fence. It is proposed to discharge surface water to a sustainable drainage system.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to seven neighbouring properties. In response four letters of objection have been received. The grounds of objection are summarised as;
 - 1. it is arguable that an increase in parking spaces will not help the nuisance that already existings at the junction and corner at Bridge End, but will add to the staff, visitors and service vehicles which will continue to use the public spaces and highway, but to a greater extent;
 - 2. object to commercialisation of the Conservation area;
 - 3. should the application be granted, a condition should be imposed that brickwork from the demolished building be used to build an eight foot high brick wall on the boundary with Smithy Cottage to the extent of the display area, giving the cottage privacy from the customers;
 - 4. with the City Council objective to provide more housing in the District this proposal should not be allowed as it proposed the removal of an existing dwelling;
 - 5. this area of Dalston is surrounded by heritage housing stock, one of which is a Listed Building, and to enlarge what is already an un-sightly commercial operation would be against any sensible planning control;

6. the industrialisation of historical Bridge End is unacceptable;
7. the existing access is unacceptable;
8. concerns that the application will extend a business which is already inappropriate for the site, within a Conservation Area and a Rural Area. The effect of the extension will be a business which is too large and too industrial for the environment in which it is situated.

4.2 A letter of support has been received from one of the Ward Councillors, Cllr Mrs Clarke, who has stated that she has no objections to the scheme.

5. Summary of Consultation Responses

Cumbria County Council - Highway Authority: - no objections to the proposal;
Dalston Parish Council: - object to the scheme for the following reasons:-

- It is considered that the demolition of the dwelling has a negative effect on housing availability in the area;
- the application represents a change of use from residential to industrial in a Conservation area;
- Increased potential of traffic entering and exiting the site, which is situated on a dangerous corner;
- There is no business plan validating the necessity for an additional vehicle display area.

6. Officer's Report

Assessment

6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, CP10, LE17, LE19 and T1 of the Carlisle District Local Plan 2001-2016.

6.2 The proposals raise the following planning issues:

1. Whether The Principle Of The Proposed Development Is Acceptable.

6.3 The application seeks a the demolition of a dwelling within Dalston Conservation Area and its replacement with additional car sales space. As such Policies LE17 and Policy CP5 of the Carlisle District Local Plan 2001-2016 are of relevance. These policies seek to ensure that where dwellings are demolished within the Conservation Area, the contribution of that building to the landscape/townscape is taken into account.

6.4 Paragraph 28 of the National Planning Policy Framework states that planning policies should support economic growth in rural areas in order to create jobs and prosperity. It goes on to say that in order to promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas. As such the principle of the additional car sales area is acceptable.

2. Whether The Demolition Of The Existing Dwelling Is Acceptable.

- 6.5 Policy LE17 of the Carlisle District Plan provides policy guidance on proposals that seek to demolish unlisted buildings in Conservation Areas and it identifies a series of criteria against which such applications will be assessed.
- 6.6 In addition to the content of the above policy Members should also have regard to paragraph 6.72 of the policy's supporting text. It states that *"in assessing applications for planning permission involving proposals that involve the demolition of an unlisted building in a Conservation Area, the Council will have regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area in which the building is situated, and the wider effects of demolition on the buildings surroundings and on the Conservation Area as a whole"*.
- 6.7 Paragraph 6.73 states that *"planning permission for redevelopment proposals involving the demolition of an unlisted building in a Conservation Area will only be given if the proposals for redevelopment are in detail and acceptable"*.
- 6.8 Whilst the existing building is inoffensive and does not detract from the character of the Conservation Area, the issue that Members must consider is whether it is worthy of retention in its own right and whether the redevelopment proposal is acceptable. In respect of the former, the Council's Heritage Officer has advised that the loss of the building would not result in any significant harm to the Conservation Area. For the reasons identified within paragraph 6.4 of this report the proposed expansion of the garage business is acceptable and, therefore, there is no planning policy justification for the retention of the existing property.
- 6.9 It is understood that the existing brick elevation of the garage will be retained once the dwelling has been removed, however, in the interest of clarity, a condition has been included requesting details of the proposed wall finish.

3. Highway Matters.

- 6.10 Cumbria Highway Authority have raised no objections to the proposed demolition of the existing dwelling and formation of additional garage forecourt.
- 6.11 Members are advised that whilst it is acknowledged that there are existing issues with the parking associated with this premises, it is important to note that this is not directly relevant to this application, which is to be determined on its own merits. Whilst this application may go some way towards addressing these problems, enforcing against cars parked within the verge does not fall within the remit of the planning process, and therefore any future issues will need to be dealt with by the police and/or the Highway Authority.

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

- 6.12 The majority of the neighbouring properties are positioned sufficient distance

away or orientated in such a way not to be directly affected as a result of loss of light, loss of privacy or overdominance.

- 6.13 The nearest property to the site is Smithy Cottage, which is located to the south of the site. However, subject to the imposition of a condition requiring details of the boundary treatment to be submitted, it is considered that the potential impact on Smithy Cottage would not be sufficient to justify the refusal of this application.

Conclusion

- 6.14 In overall terms, the principle of the proposed development is acceptable. It is considered that the proposed expansion to the car sales area could be accommodated on the site without detriment to the living conditions of the neighbouring properties or the character/setting of the Dalston Conservation Area.
- 6.15 In all aspects the proposal is compliant with the objectives of the National Planning Policy Framework and the Carlisle District Local Plan 2001-2016.

7. Planning History

- 7.1 This application relates to Conservation Area Consent 12/0417 for the demolition of the bungalow.
- 7.2 The site is also subject to an alternative proposal (application 12/0403) comprising the erection of a replacement bungalow. This application has not yet been determined.

8. Recommendation: 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 approved documents for this Planning Permission comprise:

1. The Planning Application Form received 11th May 2012;
2. The Site Location Plan received 15th May 2012 (Drawing No.1479.p.10);
3. The Block Plan received 10th May 2012 (Drawing No.1479.p.00);
4. The Existing Plan received 11th May 2012 (Drawing No. 1479.p.02);
5. The Proposed Plan received 11th May 2012 (Drawing No. 1479.p.03);
6. The Design and Access Statement received 11th May 2012;
7. The Decision Notice.
8. Any such variation as is approved in writing by the Local Planning

Authority.

Reason: To define the permission.

3. 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 be implemented in accordance with the approved details, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that the design and materials to be used are appropriate and to ensure compliance with Policy LE19 of the Carlisle District Local Plan 2001-2016.

4. No development shall commence until the proposed means of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved scheme.

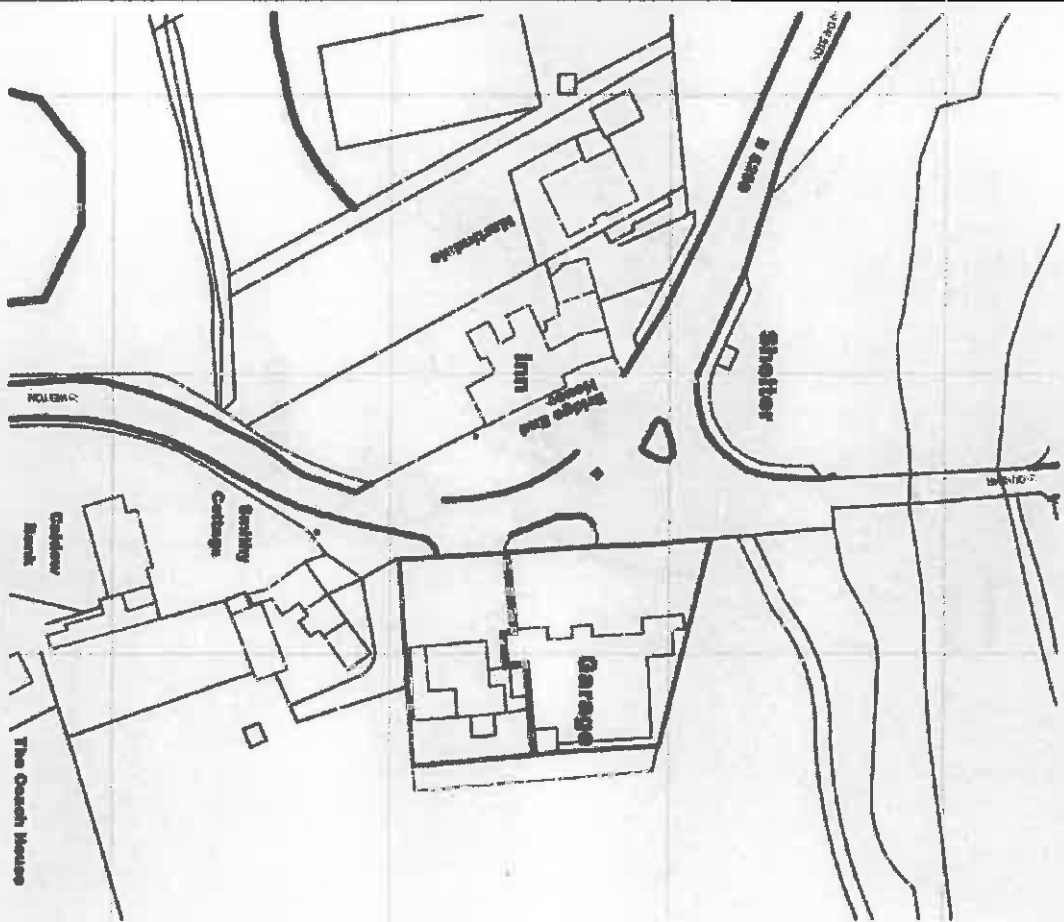
Reason: To ensure that the means of disposal is acceptable and to ensure compliance with Policy CP10 of the Carlisle District Local Plan 2001-2016.

5. Details shall be submitted of the proposed hard surface finishes to all public and private external areas within the proposed scheme and approved by the Local Planning Authority before any site works commence, and the approved scheme shall be implemented in accordance with a phasing scheme for the conversion works hereby approved.

Reason: To ensure that materials to be used are acceptable and in compliance with the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development shall commence until details of the proposed finish of the southern elevation of the garage, once the dwelling has been removed, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved details, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that the design and materials to be used are appropriate and to ensure compliance with Policy LE19 of the Carlisle District Local Plan 2001-2016.



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swarbrick
associates

207

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E-Mail: info@swarbrickassociates.co.uk
Website: www.swarbrickassociates.co.uk

BEN HODGESSON CAR SALES

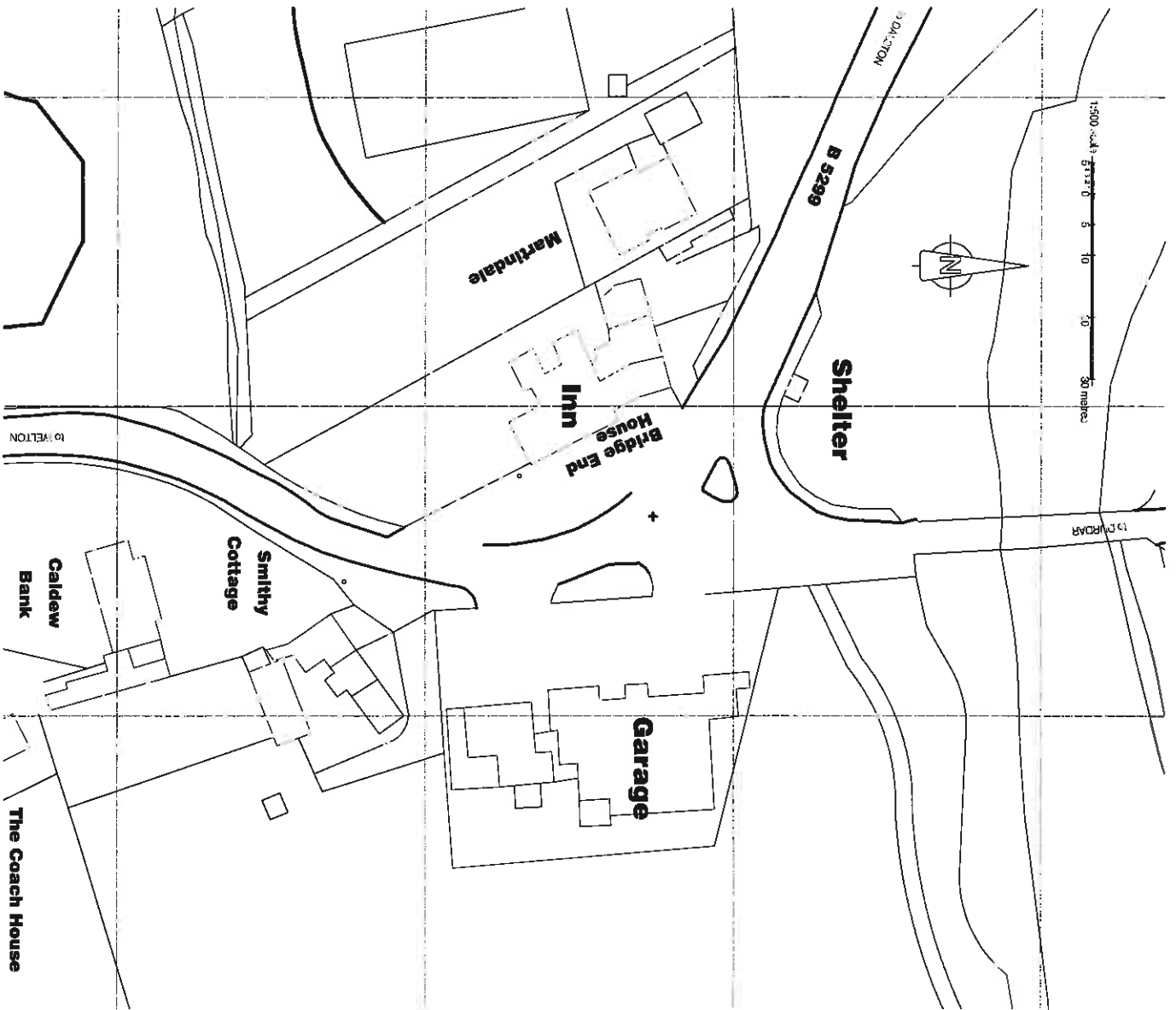
CLIENT
BEN HODGESSON

PROJECT
REDEVELOPMENT

DRAWING
LOCATION PLAN

DWG NO **1479.p.10**

Scale 1:1250 20/4/12 Date 30/04/2012



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s warbrick
associates

CHARLES ARCHITECTS
10, LINDA ROAD, LONDON, ENGLAND

NEW HOBSONIAN CAR SALES

10, LINDA ROAD, LONDON, ENGLAND

10, LINDA ROAD, LONDON, ENGLAND

10, LINDA ROAD, LONDON, ENGLAND

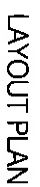
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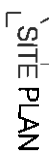


SITE PLAN





PROPOSED ELEVATION



SITE PLAN



BLOCK PLAN

SCHEDULE A: Applications with Recommendation

12/0417

Item No: 06

Date of Committee: 17/08/2012

Appn Ref No:
12/0417

Applicant:
Ben Hodgson Car Sales
Ltd

Parish:
Dalston

Date of Receipt:
15/05/2012

Agent:
Swarbrick Associates

Ward:
Dalston

Location:

Bridge End Service Station, Bridge End, Dalston,
Carlisle, CA5 7BH

Proposal: Demolition Of Existing Dwelling (Conservation Area Consent)

REPORT

Case Officer: Shona Taylor

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Demolition Of The Dwelling Is Acceptable

3. Application Details

The Site

- 3.1 This application seeks "Conservation Area Consent" for the demolition of a bungalow, which is situated in Bridge End, Dalston, adjacent to Ben Hodgson Car Sales. The property has various extensions and alterations which have been added over a number of years.
- 3.2 The site is situated within the Dalston Conservation Area and the surroundings to the application site are predominantly residential, other than the garage site, which is linked to this property. There is also a public house to the other side of the road.

Proposal

- 3.3 The applicant proposes to demolish the building with a view to redeveloping the site with one of two schemes. One of these schemes is for a replacement bungalow and the other is for the creation of additional vehicular display area. The applications for the redevelopment of the site precede this report in the schedule (12/0403 and 12/0406).

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to five neighbouring properties. In response four letters of response have been received. The grounds of objection are summarised as;
1. The Dalston Conservation Area was extended to protect the ambience and historical nature of Bridge End. Demolishing an existing dwelling (when there is an apparent need for housing in this area) and changing the use to an industrial purpose would seem to contradict the principles of a Conservation Area.
 2. The demolition of a property in the Conservation Area, adjacent to a Listed Building would be highly undesirable. The Conservation Area should retain the existing character of the location.
 3. It is undesirable to knock down a dwelling without a replacement proposed immediately, particularly with relation to housing targets.

5. Summary of Consultation Responses

Dalston Parish Council: - The Parish Council consider that the demolition of the dwelling has a negative effect on housing availability in the area, and that the demolition would imply a change of use from residential to an industrial area.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, LE17 and LE19 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposal raises the following planning issue:
1. Whether The Demolition Of The Dwelling Is Acceptable.
- 5.3 The justification for the removal of this property is provided in the preceding report in the Schedule. In summary, although the appearance of the existing dwelling does not harm the character or setting of the Dalston Conservation

Area, given that there is an acceptable proposal to replace the building there is no policy justification for its retention.

- 5.4 In light of this, the proposal to demolish the property with a view to redeveloping the site is acceptable. It is, however, recommended that a condition is imposed that prevents the demolition of the building prior to a contract being agreed for the redevelopment of the site. That contract would have to relate to an “approved” scheme to redevelop the site.
- 5.5 Members are advised that if they were minded not to approve either of the applications to redevelop the site (12/0403 or 12/0406), which precede this report in the Schedule, it would not be appropriate to approve this application. To do so may increase the likelihood of the site being cleared and left undeveloped, which would detract from the Conservation Area. In the absence of an approved scheme to redevelop the site, the approval of this application would be premature.
- 5.6 In conclusion, it is recommended that Members approve this application, but only if permission has been granted for the redevelopment of the site (applications 12/0403 and 12/0406). If neither of those applications are approved then this application should also be refused on the grounds of prematurity and the potential adverse impact on the setting and appearance of the Dalston Conservation Area.

7. Planning History

- 7.1 The site is subject to a proposal for the redevelopment of the site (application 12/0403) comprising the erection of a replacement bungalow. This application has not yet been determined.
- 7.2 The site is also subject to an alternative proposed redevelopment of the site (application 12/0406) comprising additional parking space. This application has also not yet been determined.

8. Recommendation: 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 approved documents for this planning consent shall comprise:
1. The Planning Application Form received 14th May 2012;
 2. The Site Location Plan received 15th May 2012 (Drawing No.1479.p.10);
 3. The Block Plan received 14th May 2012 (Drawing No.1479.p.00);

4. The Existing Plan received 14th May 2012 (Drawing No. 1479.p.02);
5. The Decision Notice.
6. Any such variation as is approved in writing by the Local Planning Authority.

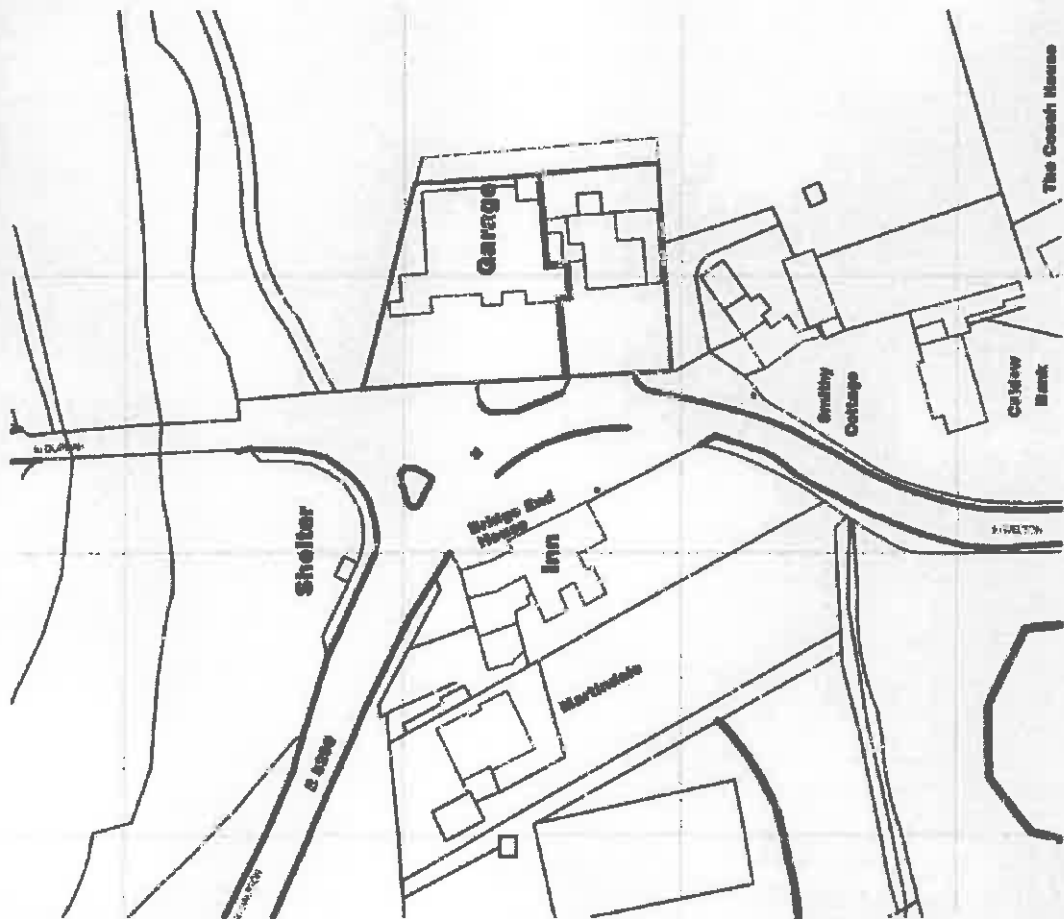
Reason: To define the permission.

3. The building shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

Reason: To safeguard against premature demolition in accord with Policies LE17 and LE19 of the Carlisle District Local Plan 2001-2016.



RECEIVED
15 MAY 2012
2012/0417



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associates

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E Mail: info@swarbrickassociates.co.uk
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BEN HODGSON CAR SALES

CLIENT:
BEN HODGSON

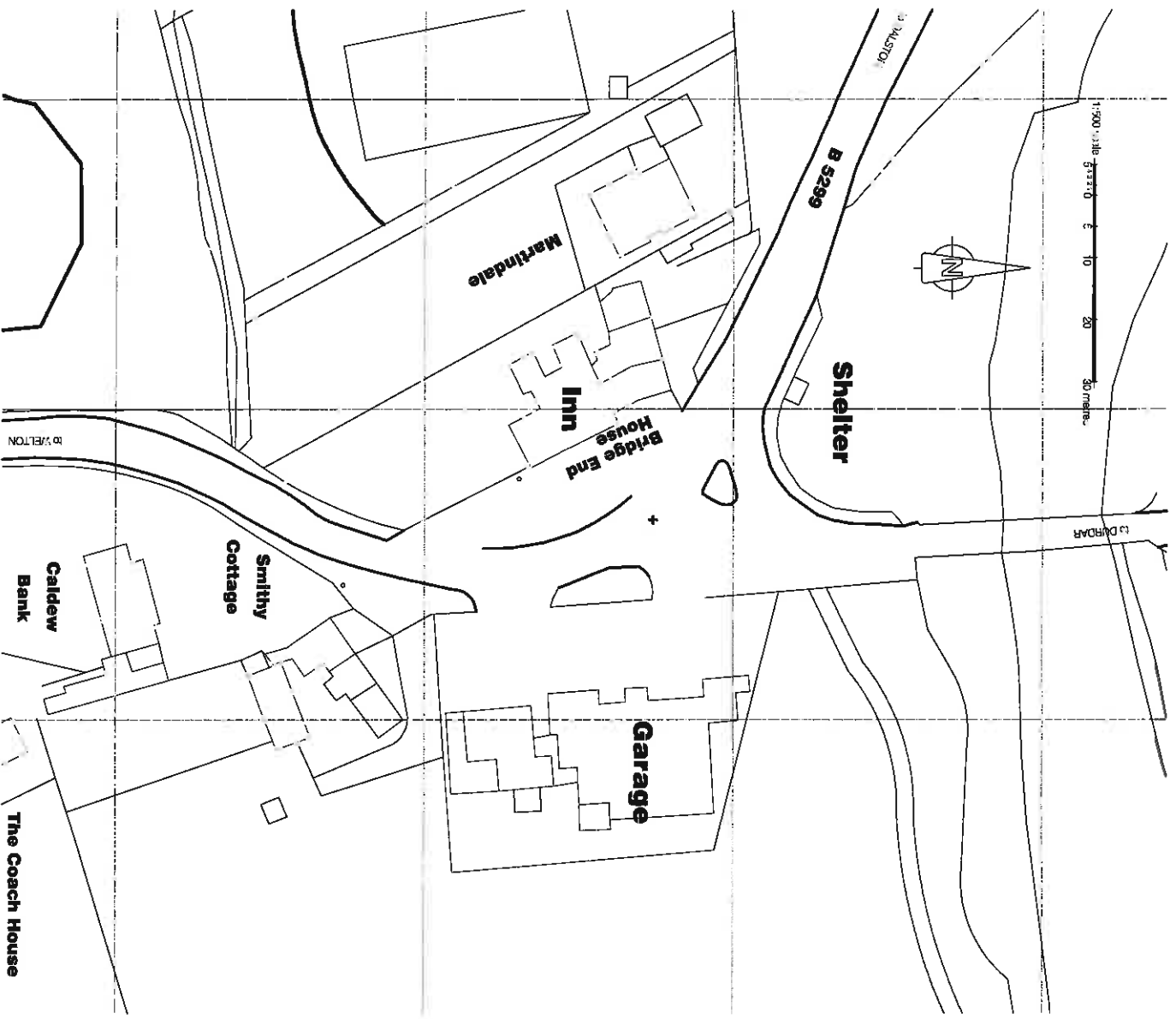
PROJECT:
REDEVELOPMENT

DRAWING:
LOCATION PLAN

DRG NO **1479 p10**

Scale: 1:1250 @ A: Date: 10.05.2012

NOTE
 This plan is a preliminary sketch
 and is not to be used for construction
 without the approval of the architect.
 Any use of this plan without the
 approval of the architect is at the
 user's risk.

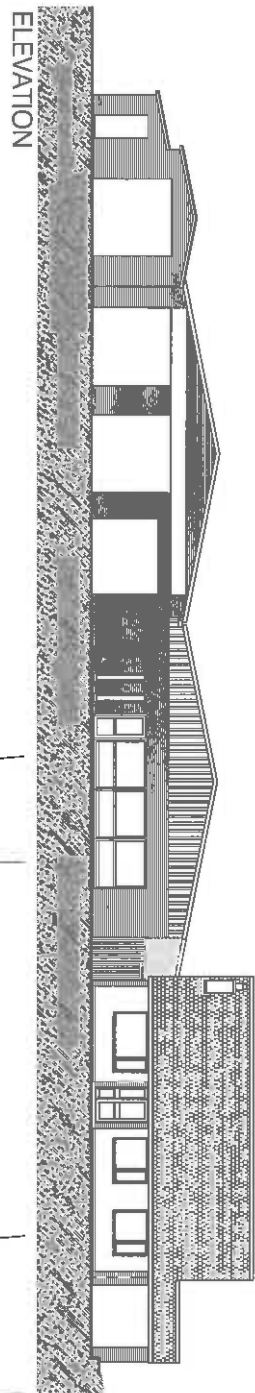


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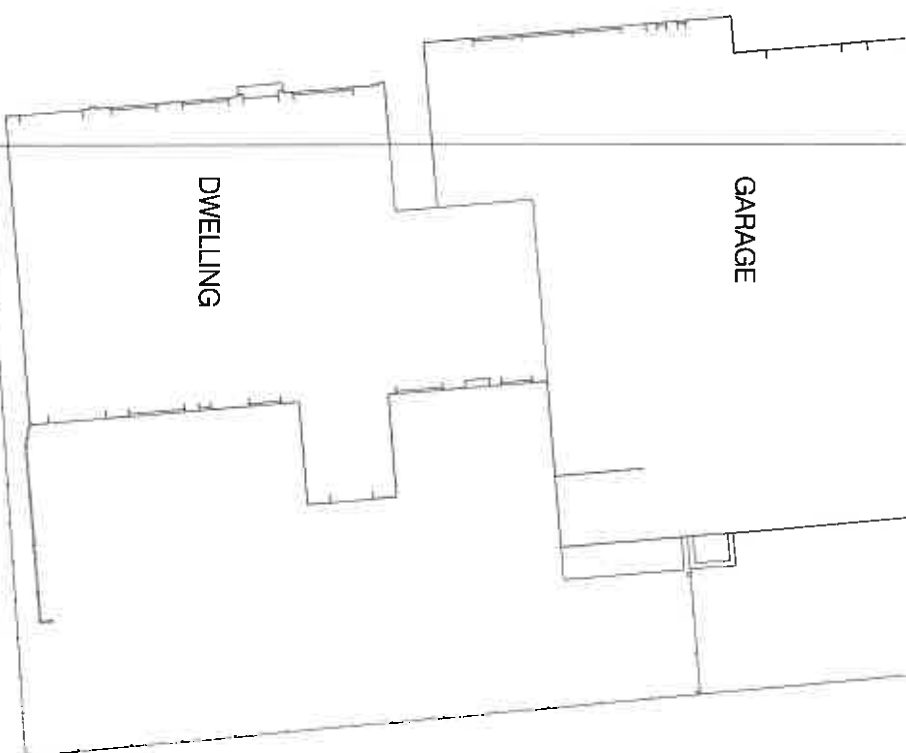
NOTE
The data on this drawing is the property of the client and is not to be used for any other purpose without the written consent of the client.



ELEVATION



SITE PLAN



LAYOUT PLAN

swarbrick
associates

10, Ladbroke Grove, London W8 3QU

Tel: 020 7201 1111

Fax: 020 7201 1112

www.swarbrick.co.uk

CONSULTING ARCHITECTS

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Tel: 020 7201 1111

Fax: 020 7201 1112

www.swarbrick.co.uk

BEN HODGSON CAR SALES

10, Ladbroke Grove, London W8 3QU

Tel: 020 7201 1111

Fax: 020 7201 1112

www.swarbrick.co.uk

79.p02

SCHEDULE A: Applications with Recommendation

12/0438

Item No: 07

Date of Committee: 17/08/2012

Appn Ref No:
12/0438

Applicant:
Mr P B J Fontana

Parish:
Carlisle

Date of Receipt:
18/05/2012

Agent:
Jock Gordon

Ward:
Belah

Location:

57 Kingstown Road, Carlisle, Cumbria, CA3 0AB

Proposal: Change Of Use From A1 (Shop) To A5 (Hot Food Takeaway) And Single Storey Rear Extension To Provide Preparation Room, Store And W.C., And Erection Of Flue Pipe To Rear Elevation (Revised Application)

REPORT

Case Officer: Shona Taylor

1. Recommendation

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

2. Main Issues

- 2.1 Whether the principle of the proposed development is acceptable.
- 2.2 The impact on the occupiers of neighbouring properties.
- 2.3 Highway issues.
- 2.4 Crime reduction.
- 2.5 Other matters

3. Application Details

The Site

- 3.1 This application seeks full planning permission for a change of use of the ground floor of 57 Scotland Road, Carlisle. The property is a two storey end of terraced property. The site is located within a Primary Residential Area, although Members should note that the site is directly adjacent to a car wash, a supermarket, and is in the vicinity of Bannatynes Gym.

Proposal

- 3.2 The application seeks planning permission for the change of use of the building to form a hot food take away, and includes the erection of a single storey rear extension to provide preparation room/store and wc and also the erection of a flue pipe to rear elevation.
- 3.3 The existing dwelling, which is an end of terrace property, has a shopfront to the front elevation, is constructed from brick, and features upvc windows and a slate roof. The property does not appear as obtrusive nor dominant in the street scene.
- 3.4 The extension to the rear involves the removal of a section of the existing yard wall, and will involve building out by a further 3.1m from the existing rear elevation of the building. The remainder of the existing yard will provide two 'in-curtilage' parking spaces.
- 3.5 The proposed opening hours for the premises are 16.30 until 22.00 seven days per week.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and a notification letter sent to twenty seven neighbouring properties. In response nine letters of objection and one petition with 34 signatures have been received. The grounds of objection are summarised as;
 - 1. Object on highway safety, traffic and parking issues, as the premises is close to traffic lights and there are already vehicles pulling onto the pavement and blocking the footpath. The residents of the terraces gain vehicle access to the rear of their properties via this side entrance, and should not be denied access;
 - 2. There will be increased noise in the evenings which is not acceptable;
 - 3. There is an existing problem with rat infestation due to the recycling site across the road. The preparation of food and the disposal of waste will generate further risk of this. The disposal of takeaway waste is already a problem along the terrace;
 - 4. This application is a 'carbon-copy' of previously refused application 11/0769. This application was rejected, as have previous applications for change of use to a Hot Food Takeaway, including an application that was dismissed at appeal;
 - 5. The change of use from shop to hot food takeaway will severely disadvantage local residents due to increased hours of operation late into the night, congested parking on the northbound carriage way and in the side access road;
 - 6. The proposed parking area is not the sole property of 57 Kingstown Road, and is used by local residents;
 - 7. There are a plethora of food take away establishments less than a mile away at Stanwix, and Kingstown, plus a cafe at Bannatynes Gym and a restaurant at Morrison's supermarket and the Flaming Grill at Gosling

Bridge;

8. The previous reasons for refusal have not been addressed, whilst the bypass has supposedly reduced traffic on Kingstown Road it has not eliminated the hazards noted with regards to the Local Transport Policy LD8;
9. The terrace is served with sewer drainage installed to service a terrace of dwellings with no accommodation for a fairly intense commercial food preparation process;
10. The proposal will cause issues of anti-social behaviour, due to people congregating in the area;
11. It will cause a lack of privacy and disruption, particularly with regard to smell and noise, which will impact upon the quality of life of the adjoining premises;
12. It is considered that the previous reasons for refusal, and the Inspectors decision are still relevant;

4.2 Thirteen letters of support have also been received for the application. These are summarised as follows:

1. There are no other takeaways in the local area, this is in walking distance from many estates including Lowry Hill, Belah and Stanwix;
2. The applicant has an excellent reputation in Carlisle and having a branch in this area would benefit the local community;
3. This would be a boost for the local economy and employment in the area;
4. Similar volumes of traffic and custom to previous uses, ie the news agent and picture framing shop;
5. There is a lack of good quality fast food outlets north of the river.

5. Summary of Consultation Responses

Food Hygiene: - no objections;

Cumbria County Council - Highway Authority: - further to the inclusion of a condition relating to opening hours the Highway Authority do not consider they can sustain a reason for refusal;

Cumbria County Council - Archaeological Services: - no objections;

Cumbria Constabulary - North Area Community Safety Unit: - if the application is approved, the applicant should contact the police to discuss security issues;

United Utilities: - no objections.

6. Officer's Report

Assessment

6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, CP15, CP17, EC10 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues.

1. The Principle of Development

6.2 Policy EC10 of the Carlisle District Local Plan seeks to protect the living

conditions of the occupiers of neighbouring properties. This policy specifically relates to food and drink uses and allows for the provision of development within Use Class A5 (hot food takeaways) provided that the proposal does not involve disturbance to occupiers of residential properties. There is no specific guidance in terms of restrictions to the opening times for premises outside of the City Centre Shopping Area; however, the policy does state that elsewhere within the Local Plan area, opening hours will be imposed having regard to the surrounding uses, the character of the area and possibility of disturbance to residential uses.

- 6.3 The installation of the extractor flue and the proposed extension to the rear are considered to have a minimal impact upon the appearance of the building. The building is located within the urban area of Carlisle and within an area adjacent to other commercial uses. In this respect, the principle of the change of use is acceptable. Planning policies allow flexibility of opening hours for food and drink establishments and in the case of this application, the main issue is the potential impact on the occupiers of the neighbouring residential properties which is discussed in the following paragraphs.

2. The Impact On The Occupiers Of Neighbouring Properties

- 6.4 Whilst the site is located adjacent to existing commercial properties, there are residential properties to the south, east and west of the application site. Internally, the ground floor of the takeaway would be subdivided into the staff area, customer waiting area and a storage/preparation area. The customer waiting area would occupy the portion of the building adjacent to the gable end, away from the adjoining residential premises. Due to the location of the entrance door, on the corner of the building, the customer entrance and waiting area would be furthest away from the adjacent residential properties and closest to the existing businesses located to the north.
- 6.5 The applicant proposes that the business would trade between 4.30pm and 10pm each day. The site is within an area where there are existing businesses that includes a supermarket and gym which remain open into the evening. Whilst it is acknowledged that there may be some noise from patrons leaving the premises, the business would operate as a food establishment and due to the scale of the premises, would be unlikely to give rise to a significant level of noise and disturbance over that already experienced during the late evening. The proposed trading hours are therefore acceptable.
- 6.6 The development may not raise issues in terms of a statutory noise nuisance; however, Members need to consider the general congregation of people and associated conversation noise, closing of car doors and general engine noise and the potential impact this may have on the living conditions of the occupiers of neighbouring properties through increased noise and disturbance over and above the ambient noise levels. The objectives of the policies require that the use of the premises together with the proposed trading hours must not result in increased noise and disturbance during times when the occupiers of neighbouring properties can reasonably expect to enjoy peace and quiet.

- 6.7 The previous application was refused for the following reason:

"The proposal involves an intensification of the use of the site which will increase the amount of pedestrian and vehicular movement, which, together with people congregating in this residential area, would undermine the amenity of the occupiers of the neighbouring properties and would be detrimental to the character of this primarily residential area contrary to Policy H2 of the Carlisle District Local Plan 2001-2016."

However, it is considered that the reduction in vehicular noise due to the opening of the CNDR bypass will off-set any increase that this proposal may have through traffic generation and associated noise, therefore overriding the previous reason for refusal.

3. Highway Issues

- 6.8 The site is well related to public transport corridors; it is convenient to pedestrian routes from the City centre, nearby shops and commercial premises; is adjacent to cycle routes and there is parking provision (albeit not under the ownership/control of the applicant) for seven vehicles to the north of the premises. Excluding the immediate environment, much of the surrounding area is essentially residential and as such, many customers of the proposed business would be likely to arrive on foot.
- 6.9 Customers arriving by car would be likely to park in the area directly to the north of the premises, if space were available. There are several other businesses adjacent to the site that are open during the evening, and the applicant has also intimated their intention to negotiate with these adjacent businesses to use some of their parking facilities when available. As the use would generate short-term parking demand, the site is suitably accessible with sufficient parking provision in the vicinity, irrespective of whether additional parking spaces can be sought within the adjacent car parks.
- 6.10 Members should note that the most recent use of the site was as a picture framers, a use which would necessitate the majority, if not all, of journeys to and from the premises via car.
- 6.11 The previous application was also refused for the following reason:
- "Were the development to go ahead it would result in vehicles waiting on and leaving/rejoining the carriageway and an intensification of use of the footway that would be unacceptable given the proximity of the existing signal controlled junction, causing interference in the free flow of traffic, additional danger and inconvenience to road users, contrary to Local Transport policy LD8."*
- 6.12 Members will note that since the previous application was refused the CNDR bypass has opened, significantly reducing the amount of traffic travelling through the City Centre, and onto Kingstown Road. The City Highways department have monitored traffic flows and come to an agreement with the

applicant that providing the premises does not open until after 16.30 there will no longer be an adverse impact upon the highway.

- 6.13 Whilst there have been several concerns raised that the proposal would result in people parking on and blocking the highway, it is important to note that this issue does not fall within the remit of planning department and is for the Highway Department or the Police to deal with as and when such issues may occur.

4. Crime Reduction

- 6.14 Policy CP17 of the Local Plan requires that the design of all new development must contribute to creating a safe and secure environment, integrating measures for security and crime prevention and minimising the opportunity for crime.
- 6.15 Neighbouring occupiers are concerned that the change of use to a takeaway would lead to persons loitering outside the premises and in the general area. As part of the process, Cumbria Constabulary's Architectural Liaison Officer (ALO) has considered the application in respect of loitering, nuisance and litter and raised no objection subject to the opening hours being conditioned to those sought as part of this application. Whilst the ALO has acknowledged that there are existing issues in the area, he has stated that the presence of a hot food takeaway would not necessarily generate anti-social activity.

5. Other Matters

- 6.16 The objectors raise the issue of existing takeaways within the vicinity (although it is worth noting that those in support consider there are none within walking distance) and the fact that in their opinion there is no need for an additional facility. As Members will be aware, it is the economic market that dictates whether there is an opportunity for an additional takeaway and commercial competition is not a material planning consideration.
- 6.17 A further issue raised by the objectors relates to the amount of litter that would increase in the area if permission is granted. There is a litter bin directly to the front of the site that is maintained by the City Council; however the planning authority cannot legislate for whether patrons use it. It is not considered that a reason for refusal could be sustained on those grounds.

Conclusion

- 6.18 In overall terms, the principle of a hot food takeaway in this location is acceptable. It is important to bear in mind the question as to what degree of harm would occur to the living conditions of the occupiers of the neighbouring properties. The premises are located adjacent to a main thoroughfare and adjacent to existing commercial uses where there are businesses that open into the evening.
- 6.19 Subject to the imposition of a condition restricting the opening hours, it is the Officer's opinion that the use would not adversely affect the living conditions

of the occupiers of the neighbouring properties to such a degree as to be contrary to current planning policies.

7. Planning History

- 7.1 This application relates to a previous application 11/0769 for the change of use from A1(shop) to A5(hot food takeaway) which was refused.
- 7.2 In 2000 permission was refused for a change of use from retail to hot food retail (application reference 00/1027). This decision was upheld at appeal.
- 7.3 In 1995 permission was refused for the erection and display of a wall mounted hoarding (application reference 95/0073).
- 7.4 In 1992 permission was granted for the erection of a two storey and single storey rear extension to provide additional shop, storage and first floor living accommodation associated with first floor flat (application reference 92/0682).

8. Recommendation: 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 approved documents for this Planning Permission comprise:
 - 1. the submitted planning application form;
 - 2. the location plan received 18th May 2012 (drawing No 2000/1);
 - 3. the block plan received 1st August 2012 (drawing No 2000/A);
 - 4. the existing plans and elevations received 18th May 2012 (drawing No 2000/3);
 - 5. the proposed plans and elevations received 18th May 2012 (drawing No 2000/4);
 - 5. the supportive statement received 28th May 2012;
 - 6. the additional supportive statement received 1st August 2012;
 - 7. the Notice of Decision; and
 - 8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

- 3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016 are met and to ensure a satisfactory external appearance for the completed development.

4. The ground floor of the premises shall be used for a hot food takeaway and for no other purpose including any other purpose in Class A5 of the Schedule to the Town and County Planning (Use Classes) (Amendment) Order 2005, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order.

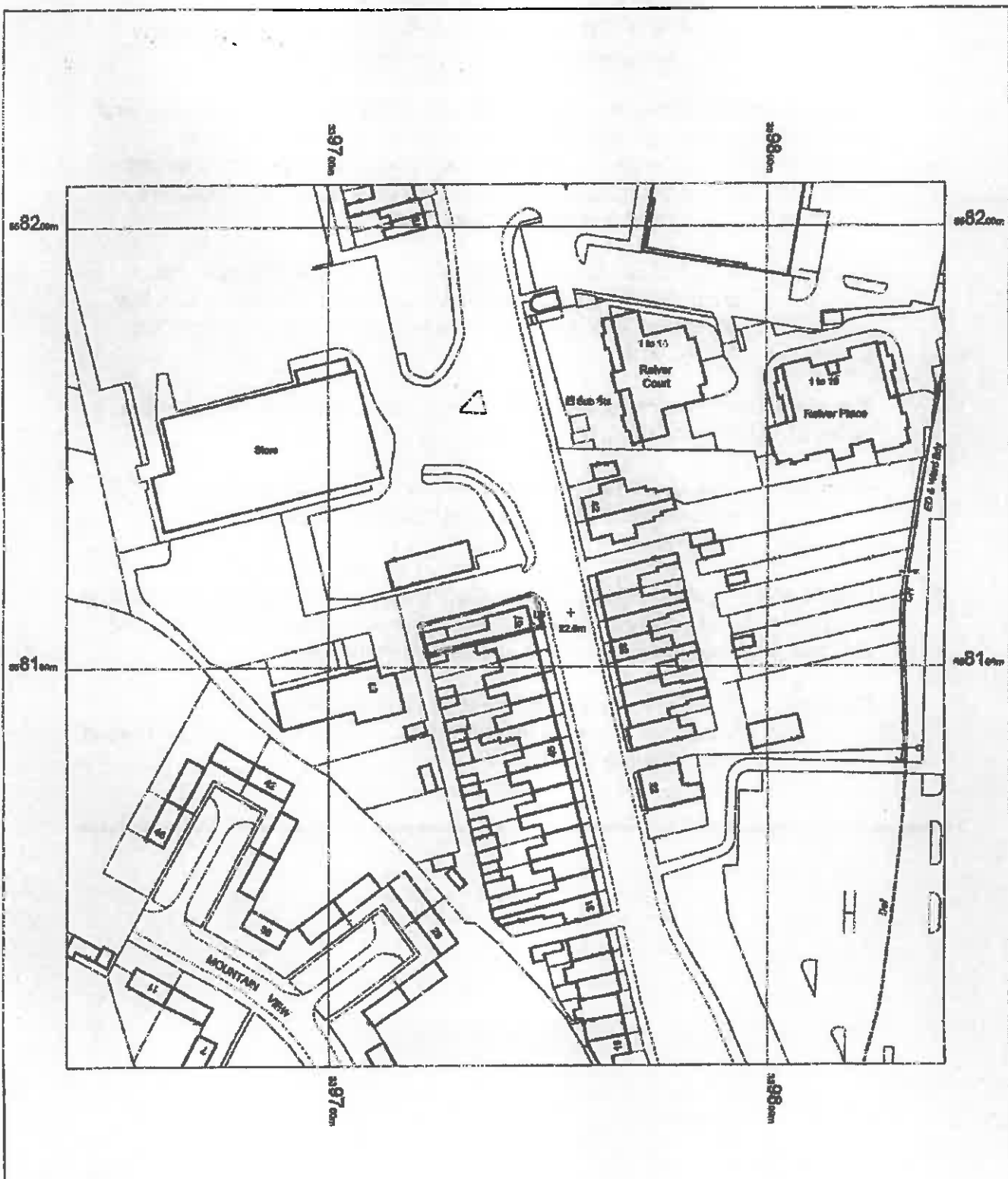
Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality in accordance with the objectives of Policy EC10 of the Carlisle District Local Plan 2001-2016.

5. The proposed takeaway shall not be open for trading except between the hours of 1630 hours and 2200 hours Monday to Sunday.

Reason: To prevent disturbance to nearby residential occupiers and in accord with Policy CP6 of the Carlisle District Local Plan 2001-2016.

6. Details of the design, velocity and external finish of the proposed mechanical extract fan for takeaway shall be submitted to and approved, in writing, by the local planning authority before any work is commenced.

Reason: In order to safeguard the amenities of the neighbouring residents in accordance with Policy EC10 of the Carlisle District Local Plan 2001-2016.



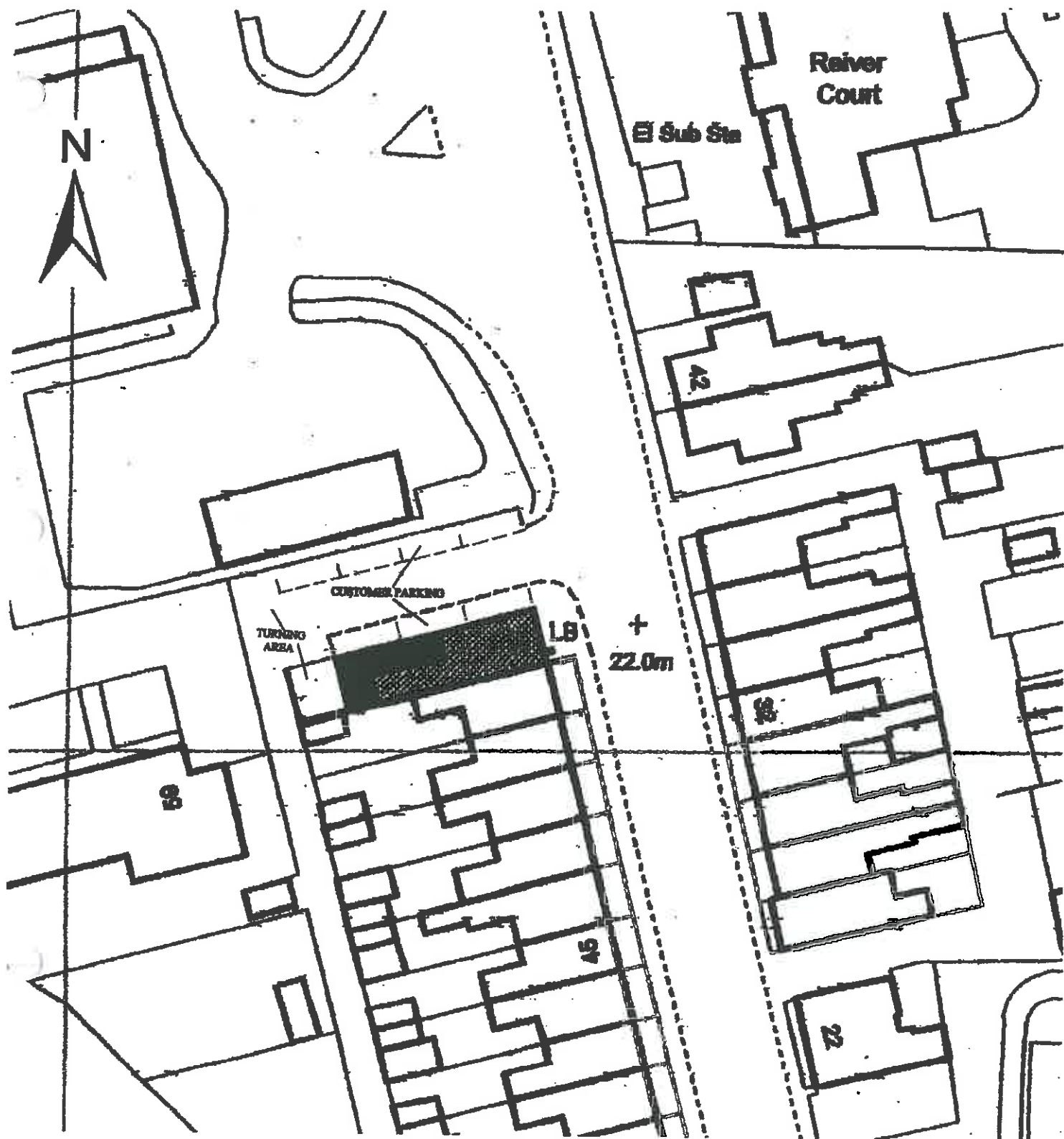
PROPOSED HOT FOOD TAKEAWAY

57 KINGSTOWN ROAD - CARLISLE

DRG. NO. 2000/1

LOCATION PLAN



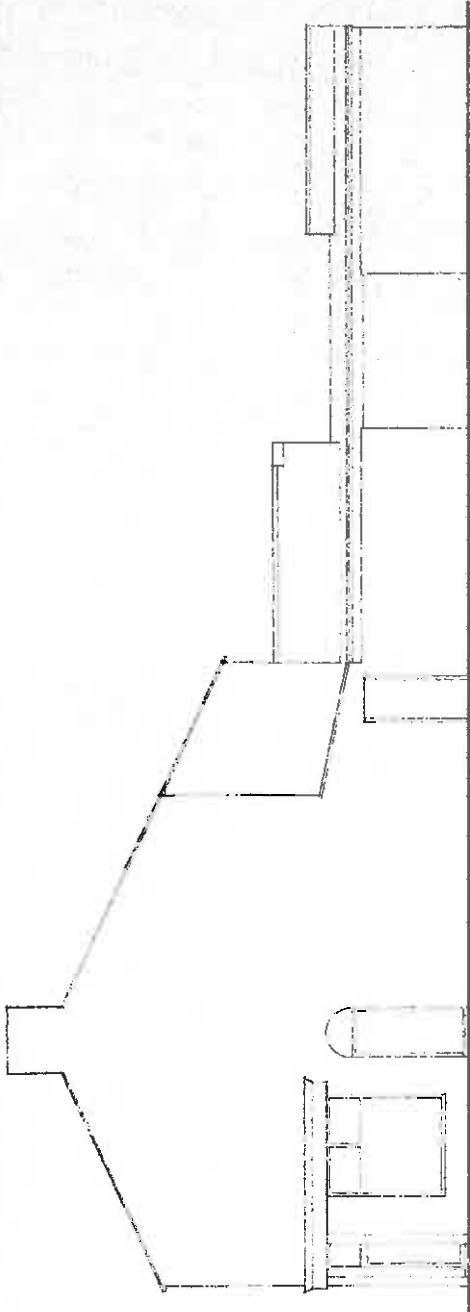


PROPOSED HOT FOOD TAKEAWAY

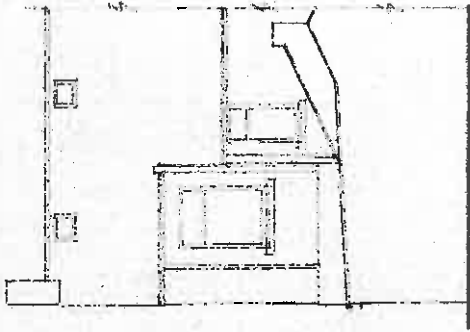
57 KINGSTOWN ROAD - CARLISLE

DRG. NO. 2000/A

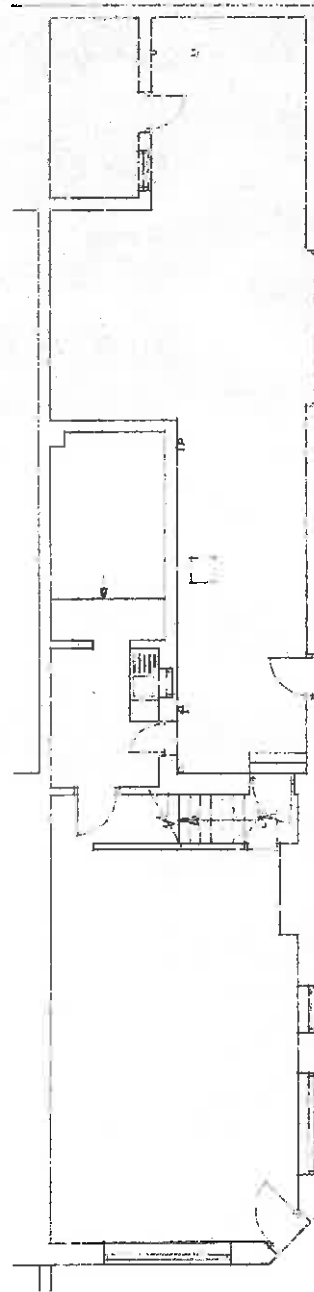
SITE PLAN



NORTH ELEVATION



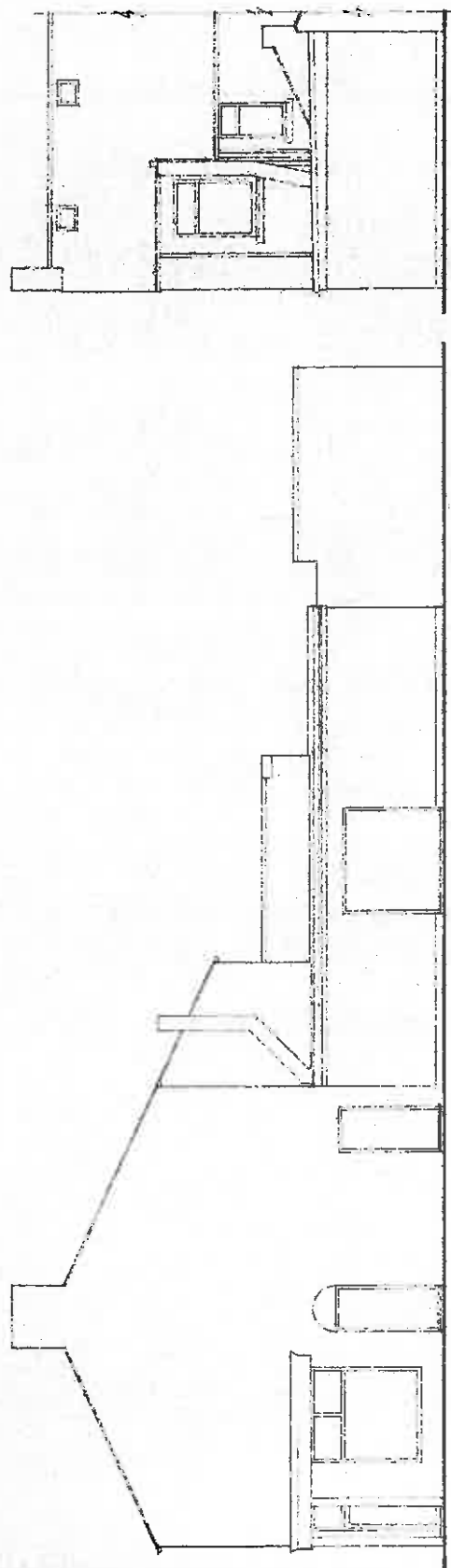
WEST ELEVATION



GROUND FLOOR PLAN

AS EXISTING

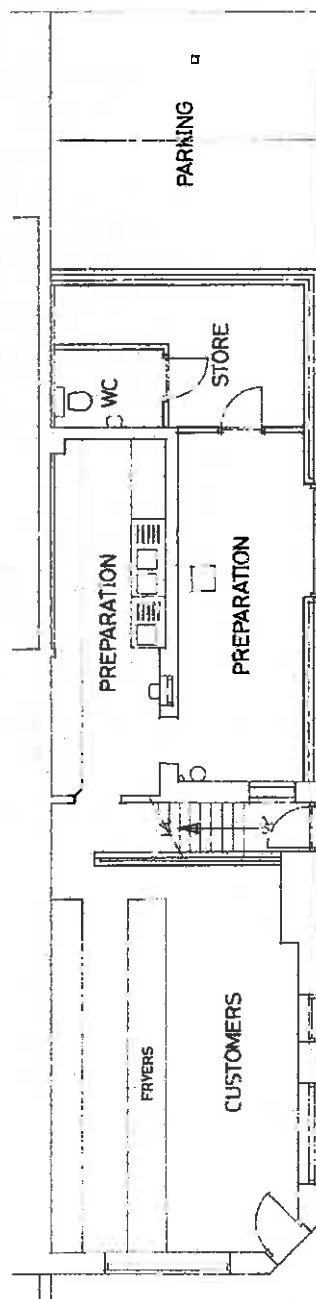
| | | |
|---|-------------|--|
| PROPOSED CHANGE OF USE 57 KINGSTOWN ROAD CARLISLE | | RECEIVED 11 MAY 2011 J.P. 2011 |
| DATE: 2000/03 | SCALE: 1/80 | DATE: APRIL 2011 |
| JACK MORRISON ARCHITECTURAL SERVICES | | 7 HUNTER BLVD NORWICH NR6 0JL |



NORTH ELEVATION

WEST ELEVATION

229



GROUND FLOOR PLAN

AS PROPOSED

RECEIVED
18 MAY 2012
15:04:35

PROPOSED CHANGE OF USE
57 KINGSTOWN ROAD
CARLISLE

CONS. No. 2000/14
SCALE 1:50
DATE APRIL 2011

AGNES GIBSON
ARCHITECTURAL SERVICES
47 BOOTHMAN ROAD
CARLISLE
TEL 01274 645886

SCHEDULE A: Applications with Recommendation

12/0089

Item No: 08

Date of Committee: 17/08/2012

Appn Ref No:
12/0089

Applicant:
Mr Tom Johnston

Parish:
St Cuthberts Without

Date of Receipt:
17/02/2012

Agent:
Aeolus Renewable Energy
Limited

Ward:
Dalston

Location:

High Burnthwaite Farm, Durdar, Carlisle

Proposal: Erection Of A Single Wind Turbine 50m Hub Height, 78m To Tip Height And Associated Infrastructure And Services Including Access Track, External Compact Substation With Underground Cable And Crane Hard Standing

REPORT

Case Officer: Suzanne Edgar

Summary

One of the key principles of the NPPF is to support the transition to a low carbon future in a changing climate, encouraging the use of renewable resources. The NPPF indicates that Local Planning Authorities should approve renewable energy applications (unless material considerations indicate otherwise) if its impacts are, or can be made, acceptable.

The proposal is in accordance with the overall objectives of Government energy policy. This is in the context where Cumbria has a target of providing 247.5 MW by 2015 with actual provision standing at 143 MW (excluding small scale domestic turbines). The benefits include effective protection of the environment through the reduction of greenhouse gas emissions and the prudent use of natural resources by reducing reliance on fossil fuels.

The turbine would not have a significant impact upon air safety, listed buildings, ecology/conservation, highway safety or on occupiers of neighbouring properties in terms of noise. Furthermore the impacts of flicker effect can be dealt with via a suitably worded condition. The turbine would be prominent locally within the landscape and would be visible from primary windows/gardens of residential dwellings within the vicinity however the proposal would not have a significant impact on the landscape type as a whole or a dominant affect on the living conditions of residential properties due to separation distances or the positioning of existing features within the landscape.

On balance it is considered that the benefits of the proposed development would outweigh its limited adverse impact upon the landscape/living conditions of the occupiers of neighbouring properties. Accordingly the application is recommended for approval subject to the imposition of relevant conditions.

1. Recommendation

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

2. Main Issues

- 2.1 The potential contribution of the scheme towards the generation of renewable energy
- 2.2 The impact of the proposed development on the landscape and visual character of the area including cumulative impacts
- 2.3 The impact on residential properties (noise and shadow flicker)
- 2.4 The impact on the setting of Listed Buildings
- 2.5 The impact on air safety with regard to Carlisle Airport and the Ministry Of Defence
- 2.6 The impact upon ecology and nature conservation
- 2.7 Other matters

3. Application Details

The Site

- 3.1 High Burnthwaite is located approximately 5km south of Carlisle on the eastern side of the main road leading from Durdar towards Penrith. The farm steading is accessed via a track which extends 140 metres east of the road leading from Durdar and comprises a variety of agricultural buildings.
- 3.2 The farm is located within open countryside with the predominant land use in the surrounding area being agriculture with scattered development. The land immediately around High Burnthwaite is relatively flat. Whilst there are undulations in the surrounding landscape the over-whelming impression is of flatness particularly to the south and west.
- 3.3 The application site is located within a field approximately 240 metres to the south-east of the farm complex and is surrounded by agricultural land used for pasture. The adjoining fields are delineated by a combination of hedges, post and wire fences and occasional hedgerow trees.

The Proposal

- 3.4 Members will recall that a report on this application was deferred at the last

meeting to enable a visit to the site to be undertaken.

- 3.5 The application seeks permission for the erection of 1no. 500kW wind turbine, which will have three blades with a 56m rotor diameter, a hub height of 50m and a tip height of 78m.
- 3.6 Access to the turbine will be via an existing farm track which is located to the south of the farm complex. The access track will be temporarily widened during the construction phase to accommodate the delivery vehicle. The application also includes the erection of a temporary crane hard standing area for use during the construction phases (measuring 35 x 35 metres). The agent has however confirmed that once the turbine has been erected, top soil would be spread over the majority of the hard standing area and the surface re-seeded. A small area of hard standing would be left as a turning and parking space for operation vehicles as well as the hard standing under the base of the turbine.
- 3.7 The transformer and associated electrical equipment will be contained in a compact substation located at the base of the turbine. The substation will have a footprint of 7.5 square metres and a ridge height of 2.5 metres. An underground cable would connect the substation to an overhead electricity line to the west of the farm steading. The route of the underground cable would be within land under the applicant's ownership.
- 3.8 The application is accompanied by a Design and Access Statement incorporating an extended Phase 1 Habitat Survey as well as Noise and Shadow Flicker Assessments.

4. Summary of Representations

- 4.1 This application has been advertised by the display of a site notice, press notice and by means of notification letters sent to 31 residential properties.
- 4.2 Members will recall at the time of preparing the report for the Committee Meeting on 13th July 2012 10 letters/emails had been received. 7 of these letters/emails raised objections and 3 made comments.
- 4.3 The letters of comment covered a number of matters which are summarised as follows:
1. Request further information regarding noise levels
 2. No objections to the proposal
 3. 78 metre high turbine would be obtrusive on the landscape, two smaller turbines similar to Bankdale Farm would be more acceptable
- 4.4 The objections covered a number of matters and these are summarised as follows.

LANDSCAPE AND VISUAL

1. Turbine is out of scale with its surroundings and existing man-made features in the area
2. Turbine will be significantly higher than the adjacent electric pylons
3. Turbine would be in direct view from windows/gardens of neighbouring properties
4. Already two wind turbines in operation nearby and the proposal would be adding another man made element to the natural environment
5. Cumulative Impact as the proposal would create four turbines in view (including two at Bankdale Farm and one at Greenlands)
6. Turbine would be visually intrusive and
7. Set a precedent
8. Turbine is not in view from High Burnthwaite Farm House
9. A smaller turbine or two smaller turbines would be more acceptable
10. Members should look at the site from the Burthwaite to Calthwaite Road

ECONOMIC

1. Size of turbine and the amount of electric that it will produce is more than what is required for the farm
2. Other sources of renewable energy should be considered
3. Development is more of a business venture
4. Proposal is for others financial gain

LIVING CONDITIONS/HEALTH

1. Impact of flicker effect
2. Increase in Noise and associated health impacts

ECOLOGY/CONSERVATION & ENVIRONMENT

1. Impact on habitats and local wildlife (geese etc)

OTHER MATTERS

1. Query on notification procedures;
 2. Rumours that proposal will connect to another turbine at Greenlands
 3. Impact upon low flying aircraft and civilian aircraft
 4. Construction of the turbines in other countries is “not green”
 5. Principle of turbines as a source of renewable energy
- 4.5 Since writing the last committee report an additional objection has been received. The objection considers the following: there should be a Council policy for individual wind turbines; turbines can be a blot on the landscape; planners need to take into account the placing of turbines so impact on long distance views can be mitigated and there is a view of a turbine on the western side of the A6 from the objectors property.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - no objection;

St Cuthberts Without Parish Council: - 1) proposed wind turbine much larger than others in vicinity and would create an adverse visual impact; 2) output of proposed wind turbine is significantly higher than that required to meet the needs of the farming enterprise and is seen as a commercial venture; and 3) this application should go for consideration by Planning Committee and not be dealt with under Delegated Powers

Carlisle Airport: - following receipt of an aviation statement there is no objection;

Cumbria Wildlife Trust: - no comment providing that the turbine is sited more than 50 metres from surrounding hedgerows;

(Former Comm/Env.Services) - Green Spaces - Countryside Officer - RURAL AREA: - no objection;

Joint Radio Co: - no objection;

Ministry of Defence/Defence Estates: - no objection however in the interests of air safety the turbine should be fitted with aviation lighting. The developer should give advanced notice to the MOD regarding dates of construction etc;

Natural England - Larger Schemes with Env.St & Designated Sites (SSSIs, SACs, SPAs, Ramsar Sites): - no objection;

National Air Traffic Services: - no safeguarding objection;

Royal Society for the Protection of Birds: - following further clarification there is no objection;

Local Environment - Environmental Protection (former Comm Env Services-Env Quality): -following receipt of the projected noise levels there is no objection;

United Utilities - (for water & wastewater comment) see UUES for electricity dist.network matters: - no objection;

6. Officer's Report

Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2 As a result of the recent Cala Homes litigation, the Regional Spatial Strategy (RSS) remains in force and part of the development plan until the provisions

of the Localism Act are enacted. A separate order is required to revoke the RSS; and until this takes place the RSS remains part of the Development Plan. For the purposes of the determination of this application, therefore, the development plan comprises the North West of England Plan (Regional Spatial Strategy to 2021); the “saved policies” of the Cumbria and Lake District Joint Structure Plan 2001-2016; and the Carlisle District Local Plan 2001-2016. The application also needs to be assessed against the Cumbria Strategic Partnership’s Sub Regional Spatial Strategy 2008 - 2028 (SRSpS), the Cumbria Landscape Character Guidance and Toolkit (2011), and the Cumbria Wind Energy Supplementary Planning Document (2007).

- 6.3 The National Planning Policy Framework (NPPF) which was adopted 27th March 2012 is also a material planning consideration in the determination of this application. The NPPF has a presumption in favour of sustainable development with 12 core planning principles which should underpin plan-making and decision-taking. Members should note that two of the core planning principles are to support the transition to a low carbon future in a changing climate, encouraging the use of renewable resources and recognising the intrinsic character and beauty of the countryside.
- 6.4 The NPPF indicates that when determining applications Local Planning Authorities should not require applicants to demonstrate the overall need for renewable energy and it should be recognised that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. The NPPF indicates that Local Planning Authorities should approve the application (unless material considerations indicate otherwise) if its impacts are, or can be made, acceptable. The NPPF also states that in determining applications for wind energy development Planning Authorities should follow the approach set out in the National Policy Statement for Energy Infrastructure (read with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including that on aviation impacts). The National Planning Policy Statement for Energy Infrastructure generally relates to large wind farms however it give guidance on technical considerations when dealing with onshore wind farms.
- 6.5 RSS Policy EM1 seeks to identify, protect, enhance and manage environmental assets. RSS Policy EM1(A) refers to the landscape and the need to identify, protect, maintain and enhance its natural, historic and other distinctive features. RSS Policy EM17 requires at least 15% of the electricity which is supplied within the Region to be provided from renewable energy sources by 2015 (rising to at least 20% by 2020). Criteria that should be taken into account in assessing renewable energy schemes include the impact on local amenity and the landscape.
- 6.6 JSP Policy R44 states that renewable energy schemes should be favourably considered where there is no significant adverse effect on such matters as landscape character, local amenity, and highways. The policy also explains that the environmental, economic and energy benefits of renewable energy proposals should be given significant weight. JSP Policy E37 stipulates that development should be compatible with the distinctive characteristics and features of the landscape. The assessment of any proposal being based on

visual intrusion or impact; scale in relation to the landscape and features; and remoteness and tranquillity. Policy E35 seeks to safeguard areas and features of nature conservation interest.

- 6.7 In terms of the Local Plan policies, Policy CP1 requires rural development proposals to conserve and enhance the special features and diversity of the different landscape character areas. Policy CP8 deals with renewable energy and is permissive subject to a number of criteria including that there is no unacceptable visual impact on the immediate and wider landscape; and any new structure would be sensitively incorporated into the surrounding landscape and respect the local landscape character. A development principle of the Cumbria Sub Regional Spatial Strategy 2008-2028 includes the promotion of decentralised renewable and low carbon energy sources.
- 6.8 A Supplementary Planning Document 'Cumbria Wind Energy', which sets out Guidelines for wind energy schemes and includes a Landscape Capacity Assessment, was adopted by the Council in September 2008.
- 6.9 Other material considerations include Circular 1/2003 "Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas".
- 6.10 When assessing this application it is considered that there are six main issues, namely:
1. The potential contribution of the scheme towards the generation of renewable energy
 2. The impact of the proposed development on the landscape and visual character of the area including cumulative impacts
 3. The impact on residential properties (noise and shadow flicker)
 4. The impact on the setting of Listed Buildings
 5. The impact on air safety with regard to Carlisle Airport and the Ministry Of Defence
 6. The impact upon ecology and nature conservation
- 6.11 Addressing these issues in turn:
- 1. The Potential Contribution Of The Scheme Towards The Generation Of Renewable Energy**
- 6.12 As stated above the NPPF indicates that Local Planning Authorities should not require applications for energy development to demonstrate the overall need for renewable energy and should recognise that even small-scale projects provide a valuable contribution to cutting green house gas emissions.
- 6.13 Policy EM17 of the Regional Spatial Strategy (RSS) encourages the promotion and greater use of renewable energy sources and includes a target of having 15% of the region's electricity production from renewable sources by 2015 and rising to 20% in 2020. The sub-regional target for Cumbria is to have 15 - 21 onshore wind farms by 2010 with generating capacity of 210 MW increasing to 247.5 MW by 2015

- 6.14 The available records indicate that there are currently 17 onshore wind farms operating in Cumbria and seven more with consent with a total of 143 MW of generating capacity. In effect, the county target for 2010 has yet to be met and, at the current rate, the target for 2015 is unlikely to be met. This figure does not however include small-scale domestic turbines.
- 6.15 The current proposal would provide a total installed capacity of 500kW and will therefore provide a contribution to meeting energy needs both locally and nationally.

2. The Impact Of The Proposed Development On The Landscape And Visual Character Of The Area Including Cumulative Impacts

- 6.16 As stated above, the NPPF indicates that Planning Authorities should approve applications if the impacts are, or can be made, acceptable. The NPPF explains that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Paragraph 118 indicates that if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort compensated for then planning permission should be refused. The NPPF also indicates that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Area of Outstanding Natural Beauty (AONBs).
- 6.17 High Burnthwaite is not located within an AONB. The farm house is however Grade II Listed.
- 6.18 It is important that a distinction is drawn between i) landscape impacts that relate to the characteristics of the landscape; and ii) visual impacts on receptor points (houses and rights of way etc) that relate to individual outlooks within that landscape. These issues are separately discussed as follows:
- 6.19 i) Landscape
- 6.20 The application site is within an area defined as being in between categories 5b (Low Farmland) and 6 (Intermediate Farmland) in the Cumbria Landscape Character Assessment. The Cumbria Wind Energy Supplementary Planning Document indicates that this landscape type has moderate landscape capacity to accommodate a small group of 3-5 turbines or exceptionally a large group of 6-9 turbines. As such it is clear that the proposed turbine is within the size limits suggested for this landscape type.
- 6.21 The site where the turbine is to be located comprises relatively flat pasture land in an agricultural landscape with field boundaries being mainly hedgerows with occasional mature hedgerow trees. A row of high voltage electricity pylons (approximately 30-35 metres in height) which are visible within the local landscape run through an adjacent field to the east of the site in a north to south formation. There are also a number of mature trees scattered within a field to the west of the farm complex.

- 6.22 The surrounding landscape continues to be relatively flat particularly to the south and west with the land being largely farmed pasture. Several farms, dwellings and pockets of woodland are dotted throughout the landscape. There are also two small-scale wind turbines (25 metres to tip) in operation at Bankdale Farm which are located approximately 700 metres to the north-east of the proposed development.
- 6.23 When considering impact on the landscape character the Council has taken independent landscape advice from Eden Environmental Ltd who has subsequently undertaken a Landscape and Visual Impact Assessment. This assessment notes that the site is generally flat with dispersed settlements and farmsteads, and a network of local roads. The report confirms that whilst the area is intensively managed there are pylons, roads and farm sheds in the landscape but they are not dominant in the landscape scene except when seen at close proximity. The assessment also notes that whilst there are some small moving turbines in the area and local, but fast roads, the overall impression is of a relatively tranquil but not remote area i.e. the quieter hinterland.
- 6.24 The assessment goes on to state that the proposed turbine would be much taller than surrounding vertical elements, increasing the vertical scale, however the effect would only be local not affecting the whole landscape type. The assessment looked at whether the proposal would affect the sense of enclosure, the complexity of the landscape, characteristic of the land, the skyline, adjacent landscapes together with remoteness and tranquility. The report noted that the proposal would increase the man-made elements in the area, have a significant change to the skyline and would add a more noticeable increase in activity due to the large moving rotor however the impacts would be local in effect, will diminish with distance and therefore would not affect the overall landscape type.
- 6.25 The assessment also looked at the impact on the site, its features and characteristics. With the overall effect being slight to moderate adverse on the local area. The report notes that this effect is local, temporary and borderline significant during the lifespan of the turbines operation.
- 6.26 The report also indicates that the impacts on the landscape during construction and decommissioning would be negligible.
- 6.27 In relation to cumulative impacts the report by Eden Environmental Ltd found that there are some properties within 2.4km buffer of High Burnthwaite which would have views of the proposed turbine and the two turbines in operation at Bankdale Farm. Some of these views would be simultaneous. Furthermore it is noted that views of the proposed development and the 25m high (to tip) turbine that still could be erected at Greenlands (planning approval 09/0769) would only be possible from Greenlands itself. Fieldwork indicates that three properties would overlap with the buffer zones of the proposed turbine, the ones in operation at Bankdale Farm and the approved turbine at Greenlands however none of these places would have views of all three sets of turbines simultaneously. Given the distance of residential properties from the proposed single turbine at Newlands together with the orientation of

properties there is unlikely to be few, if any, properties from which views of both developments would be possible.

- 6.28 The assessment determines that there is unlikely to be significant cumulative effects caused by the proposed wind turbine in combination with other wind farms/turbines.
- 6.29 The report by EEL concludes that the scheme would not cause significant adverse impacts upon designated landscapes or the landscape character as a whole with the overall effect on the site landscape being moderate adverse. This effect is local and temporary but significant for the 25 years of the turbines expected life.
- 6.30 On balance it is considered that although the turbine would be visible locally within the landscape (inclusive of any warning light for air navigation) due to its height and movement at a vertical scale, the turbine itself would not cause a sufficient adverse impact upon the landscape character as a whole to warrant refusal of the application on this basis.
- 6.31 ii) Visual Impact
- 6.32 With regards to visual impact it is important to make a distinction between something that is visible as opposed to being prominent and oppressive. It is noted that right to a view is not a material planning consideration and the focus of the planning system is to regulate the use and development of land in the public interest.
- 6.33 When assessing visual impact upon occupiers of neighbouring properties it is also important to apply the "Lavender Test". It is noted that outlook from a private property is a private interest rather than a public interest however in 3 previous appeal decisions; North Tawton (Denbrook), Enifer Downs and Shooters Bottom, Inspector Lavender indicated that where turbines are present in such number, size and proximity that they represent an unpleasantly, overwhelming and unavoidable presence in a main view from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as an unattractive and unsatisfactory place to live. It is therefore not in the public interest to create such living conditions where they did not exist before.
- 6.34 In relation to the impact on the visual amenities of residential properties it is noted that there are a number of residential properties scattered within the landscape particularly but not exclusively those located adjacent to the roads immediately to the north, south, east and west of the site. The closest residential properties to the turbine are No.s 3-4 High Burnthwaite Cottages and Crownstone Farm which are located approximately 510 metres to the north-west and 530 metres to the west respectively.
- 6.35 As stated above independent advice from Eden Environmental Limited has been sought with regard to impact upon visual amenity. Eden Environmental Limited has subsequently undertaken fieldwork to record existing views for people living within a 2.4km radius of the proposed turbine. It is noted that the

properties within this radius are either isolated, on farmsteads or grouped within a small cluster. Views of the proposed turbine site can vary due to orientation, vegetation and whether there are windows looking that direction. In general it is noted that properties within this area have rural views with: expansive skies; medium/large sized fields; individual or small clusters of houses forming part of the whole scene but not dominating the view; large mature trees silhouetted on the skyline or dense hedgerows. Some properties also have views of pylons with fewer properties having views of two small existing twin-bladed turbines at Bankdale Farm.

- 6.36 The study undertaken by Eden Environmental Ltd indicates that the most significant adverse impact (large adverse) would be experienced at one property close to the turbine - High Burnthwaite Farm House. For the people living in this property the turbine is likely to be a dominant and unavoidable part of that view. The assessment also indicates that there would be moderate adverse (also significant) impacts for people at twelve properties scattered to the north, east, west and south. Whilst distance would make the wind turbine less dominant, it would be a focal point in the view from these properties, with its movement clearly visible.

- 6.37 It is noted that the property that has been identified as having a large adverse impact is the applicants own property High Burnthwaite Farm House however this is associated with the proposal and can therefore be discounted.

- 6.38 For those properties that are identified as having a moderate adverse impact it is noted that all of these properties are located at different distances from the turbine. These distances range from 510 metres to 1.7km. Although there is a private Members Bill going through parliament suggesting set distances of wind turbines from dwelling houses according to their height there is no set distance at present in planning terms. The twelve properties that have been identified as having a moderate visual impact will be able to see the turbine from some of their primary windows or from their gardens. As stated above view from a property is a private interest rather than a public interest. The test to consider in this case is the resulting adequacy of living conditions within these dwellings and their gardens.

- 6.39 Having applied the above test (i.e. the "Lavender Test") it is noted that the turbine would be located 510 metres from the nearest non-associated dwellings (No.3 -4 High Burnthwaite Cottages). Both of these properties have primary windows/gardens that would face towards the turbine. The base of the turbine would however be blocked by intervening farm sheds but the mast and rotor would still be visible. From these properties the turbine would appear to be higher than the roadside hedgerow but much lower than the hedgerow trees and the group of trees in the field between these properties and High Burnthwaite Farm. The turbine would appear to be higher than the farm shed which would be visible in front of it and the adjacent pylon. The occupiers of the aforementioned properties would experience a medium change in view however the turbine would not appear to be as dominant as the existing intervening trees currently in view from these properties. In this instance the visual impact of the proposal from these properties is considered acceptable.

- 6.40 Having applied the "Lavender Test" to the remaining ten properties identified as having a moderate adverse impact it is noted that these remaining properties are located at a distance of 800 metres or more from the turbine. Although these properties would have primary windows or gardens with a direct view of the turbine it is considered that the separation distances involved would reduce the overall dominance of the turbine. The proposal would therefore not cause a sufficient demonstrable harm on the living conditions of the occupiers of these properties in terms of over dominance to warrant refusal of the application on this basis.

3. The Impact On Residential Properties (Noise And Shadow Flicker)

- 6.41 The NPPF indicates that planning decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life. The NPPF also indicates that in determining planning applications for wind energy planning authorities should follow the approach set out in the National Policy Statement For Renewable Energy Infrastructure (read with relevant sections of the Overarching National Policy Statement For Energy Infrastructure). The aforementioned documents indicate that the impact of noise from a wind farm should be assessed using "The Assessment And Rating Of Noise From Wind Farms (ETSU-97)".
- 6.42 The recommended absolute noise levels within ETSU-R-97 cover two time periods: i) the quiet daytime period (defined as between 18.00 and 23.00 hours during the normal working week, between 13.00 and 23.00 hours on a Saturday and all day during Sunday, 07.00 to 23.00 hours); and ii) the night-time period (defined as between 23.00 and 07.00 hours). The absolute limit within ETSU-R-97 (in low noise environments) lies between levels of 35 to 40 dB at LA90, 10 min day time level. The guidance in ETSU-R-97 states that noise limits from wind farms should be limited to 5dB (A) above background noise levels for day/night time with the exception of low noise environments.
- 6.43 The applicant has confirmed that the proposed turbine will either be a Power Wind 500 or a EWT Directwind DW54. A Noise Impact Assessment has been undertaken which indicates the sound levels for the two different manufacturers of turbines at various wind speeds and distances from the turbine. No background noise assessment has been conducted.
- 6.44 The nearest property to the turbine is that of the applicants. The closest property that is not financially involved is situated approximately 510 metres from the site (Nos.3 and 4 High Burnthwaite Cottages). The assessment indicates that the predicted noise levels of the two different manufacturers at the nearest non-associated residential property would meet the requirements of ETSU-R-97 for Amenity Hours and Night-time operation under all wind conditions. The noise levels at the financially involved property would also conform with the guidance contained within ETSU-R-97. Environmental Services have been consulted on this information and have raised no objections.
- 6.45 In relation to the above the Noise Levels generated by the proposed turbine

are deemed acceptable and would not have an adverse impact upon the occupiers of any surrounding residential properties to warrant refusal of the application. If Members are minded to approve the application it is recommended that a condition is imposed within the Decision Notice controlling noise in accordance with the guidance contained in ETSU-R-97.

- 6.46 Shadow flicker is an effect that can occur when the shadow of a moving wind turbine blade passes over a small opening briefly reducing the intensity of light within the room. It is recognised as being capable of giving rise to two potential categories of effects: health effects and amenity effects. In terms of health effects, the operating frequency of the wind turbine is relevant in determining whether or not shadow flicker can cause health effects in human beings. The proposed turbine will have an operating frequency of less than 1Hz which is less than the frequency capable of giving rise to health effects.
- 6.47 Research and computer modelling on flicker effects have demonstrated that there is unlikely to be a significant impact at distances greater than ten rotor diameters from a turbine (i.e. 560 metres in this case). The companion guide to PPS22 which is still relevant in terms of flicker effect indicates that in the UK only properties within 130 degree either side of north, relative to a turbine can be affected by Flicker Effect. A number of residential properties fall within this radius: High Burnthwaite Farm (the applicants own property) and Nos.1-4 High Burnthwaite Cottages. Whilst Crownstone Farmhouse is not located within the zone of influence it is noted that it is located directly adjacent. A Shadow Flicker Assessment has however been submitted which is a worst case scenario not accounting for trees or other obstructions that intervene between the receptors and the turbine. The survey has found that the non-associated residential properties would experience up to 26 minutes of shadow flicker a day, a total of 33 days and 11:14 hours per annum. High Burnthwaite Farm would however have 38 minutes of shadow flicker a day which accounts to 49 days and 24:03 hours per year. Whilst other European Countries have guidelines of 30 hours per year and 30 minutes per day for acceptable levels of shadow flicker, there is no guidance for England. The affects of shadow flicker are however easy to mitigate for example by shutting down the relevant turbine during periods when it could occur. As the impact of shadow flicker can be controlled by the imposition of a suitably worded condition it is not considered that the proposal would cause a sufficient harm to the living conditions of neighbouring residents with regard to shadow flicker to refuse the application on this basis.

4. The Impact On The Setting of Grade II Listed Building

- 6.48 As stated above the farm house at High Burnthwaite is Grade II Listed and is situated approximately 350 metres to the north-west from the application site. The Councils Heritage Officer has been consulted on the application and has confirmed that the proposal would not have a significant impact upon the setting of the listed farm house.
- 6.49 In such circumstances the proposal will not have an adverse impact upon the setting of the Grade II listed building at High Burnthwaite.

5. Air Safety: Carlisle Airport And Ministry Of Defence

- 6.50 Following receipt of a detailed aviation assessment the Airport have confirmed no objection to the proposal.
- 6.51 The Ministry Of Defence have also raised no objections to the application, but have however confirmed that in the interests of air safety the turbine, if approved, should be fitted with aviation lighting (i.e. 25 candela omni-directional red lighting or infrared lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point).
- 6.52 In relation to the above, the proposed development is unlikely to have an adverse impact upon air safety.

6. Impact Upon Local Ecology And Nature Conservation

- 6.53 When considering whether the proposal safeguards the biodiversity and ecology of the area it is recognised that Local Planning Authorities must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat. In this case, the proposal relates to the siting of a wind turbine within agricultural land currently used as grazing.
- 6.54 Breeding birds have been highlighted within the vicinity. An extended Phase 1 Habitat Survey has been undertaken which indicates: that no species particularly sensitive to wind farm developments have been recorded within the or in the immediate vicinity of the application site; no bat species/roosts have been found but there are a number of mature/decaying trees within 500 metres which have the potential for foraging/roosting; no barn owls have been recorded within 500 metres of the search area; there is unlikely to be a significant impact on bats and barn owls provided the turbine is sited more than 50 metres from hedgerows/trees and there may be a low level of disturbance to breeding birds during the construction phase.
- 6.55 The turbine has been located 50m from the nearest habitat feature from all trees and surrounding hedgerows. Furthermore, the application includes no hedgerow removal.
- 6.56 Natural England and the RSPB have been consulted on the proposed development. Both statutory consultees have however raised no objections to the proposal. Cumbria Wildlife Trust have also raised no objections to the proposal.
- 6.57 Taking into account the proposed development, its location and surroundings

it is considered that there should be no significant effects from the proposal, and that there would be no harm to the favourable conservation of any protected species or their habitats. If Members are minded to approve the application it is recommended that advisory notes are imposed within the Decision Notice with regard to protected species and a condition is imposed within the Decision Notice regarding no construction works during the breeding bird season.

Other Matters

- 6.58 It is appreciated that other issues can arise when considering a proposed turbine including signal interference but based on the size of the proposed turbine, the accompanying information and the turbines location, it is not considered that they are of sufficient weight to influence the outcome of the proposal. Furthermore, impact of the proposal on house prices is not a material planning consideration.
- 6.59 Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

Conclusion

- 6.60 The benefits of the proposed development is that the turbine would produce energy from a renewable source which would not have a significant impact upon air safety, listed buildings, ecology/conservation, highway safety or on occupiers of neighbouring properties in terms of noise. Furthermore impacts of flicker effect can be dealt with via a suitably worded condition. The turbine would be prominent locally within the landscape and would be visible from primary windows/gardens of residential dwellings within the vicinity however the proposal would not have a significant impact on the landscape type as a whole or a dominant affect on the living conditions of residential properties due to separation distances or the positioning of existing features within the landscape. On balance it is considered that the benefits of the proposed development would outweigh its limited adverse impact upon the landscape/living conditions of the occupiers of neighbouring properties. Accordingly the application is considered to be compliant with the criteria of the relevant planning policies and is therefore recommended for approval subject to the imposition of relevant conditions.

7. Planning History

- 7.1 There is no relevant planning history.

8. Recommendation: 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 approved documents for this Planning Permission comprise:

1. The Planning Application Form received 6th February 2012;
2. The Site Plan received 12th April 2012 (Drawing No. BK/m158/01);
3. The Site Layout Plan received 6th February 2012 (Drawing No. BK/m158/02);
4. The Proposed Elevations of the Turbine received 14th February 2012 (Drawing No. BK/m158/03);
5. The Design and Access Statement received 6th February 2012 including email from Agent received 21st June 2012 regarding Viewpoints 6 and 7;
6. The Shadow Flicker Analysis And Report undertaken by The Wind Consultancy Service received 23rd April 2012 (Report No.8850_R8);
7. The Noise Assessment undertaken by M A Kenyon received 13th April 2012 (Dated 30th March 2012);
8. The Aviation Assessment Undertaken by Cyrrus received 2nd April 2012;
9. The Floor Plans and Elevations of the External Compact Station received 14th February 2012 and the Photographs received 9th May 2012 (Drawing No.BK/m158/04);
10. The Details of the Crane Pad received 6th February 2012 (Drawing No. BK/m158/05);
11. The Details of the Road Section and Trench received 14th February 2012 (Drawing No.BK/m158/05);
12. The Plan Showing the Cable Route received 25th April 2012;
13. The Plan Showing 500 and 1000m radius circles received 12th April 2012 (Scale 1:20,000);
14. the Notice of Decision; and
15. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. If the turbine hereby permitted ceases to be operational for a continuous period of 12 months the operator shall give notice in writing to the local planning authority of the date this event occurs. Unless the local planning authority gives notice in writing to the contrary the use shall cease and the turbine and all components, listed in condition 2 above, shall be removed from the site within 6 months of the date notified to the local planning authority for the purposes of this condition.

Reason: In the interests of the visual amenity of the area and to accord

with the objectives of Policies CP1 and CP8 of the Carlisle District Local Plan 2001-2016.

4. The permission hereby granted is for the proposed development to be retained for a period of not more than 25 years from the date when electricity is first supplied to the grid. The local planning authority shall be notified in writing of the date of the commissioning of the wind farm. By no later than the end of the 25 year period the turbine shall be de-commissioned, and it and all related above ground structures shall be removed from the site which shall be reinstated to its original condition.

Reason: In the interests of the visual amenity of the area and to accord with the objectives of Policies CP1 and CP8 of the Carlisle District Local Plan 2001-2016.

5. Prior to the turbine being erected on site, full details of the proposed aviation lighting, as recommended by the Ministry of Defence, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of air safety and in accordance with Policy CP8 of the Carlisle District Local Plan 2001-2016.

6. The hard standings and means of access shall be constructed in accordance with the approved details before any other part of the development commences, and upon completion of the construction works the area shall be cleared of all plant, debris and any other items and the land shall be returned to its former condition (with a small area retained for maintenance purposes) within 6 months thereafter in accordance with details submitted to and approved in writing beforehand by the local planning authority.

Reason: To safeguard the character of the area, highway safety, and the living conditions of local residents in accordance with Policies CP5 and CP6 of the Carlisle District Local Plan 2001-2016.

7. No logos, advertisements, lettering, lights or other information (other than that required for health and safety purposes or required for legal reasons including aviation safety) shall be displayed on the turbine, nor shall it be illuminated without the prior written approval of the local planning authority.

Reason: To safeguard the character of the area in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. The level of noise emissions from the turbine hereby permitted when measured in free field conditions at the boundary of the nearest noise sensitive receptor which lawfully exists or has planning permission for construction at the date of this planning permission, or measured closer to the turbine and calculated out to the receptor in accordance with a

methodology previously approved in writing by the local planning authority, shall not exceed 35 dB LA90,10min up to wind speeds of 10 m/s measured at a height of 10 m above ground level at a specified location near to the turbine which has been previously approved in writing by the local planning authority.

Reason: To minimise any potential adverse impact on nearby occupiers and in accordance with the objectives of Policy CP8 (Criteria 4) of the Carlisle District Local Plan 2001-2016.

9. The developer shall give advance notice in writing to the Ministry of Defence of the date construction of the turbine hereby permitted commences and ends, and shall include details about the maximum height of construction equipment, together with the blade tip height of the turbine above ground level, and the latitude and longitude of the turbine.

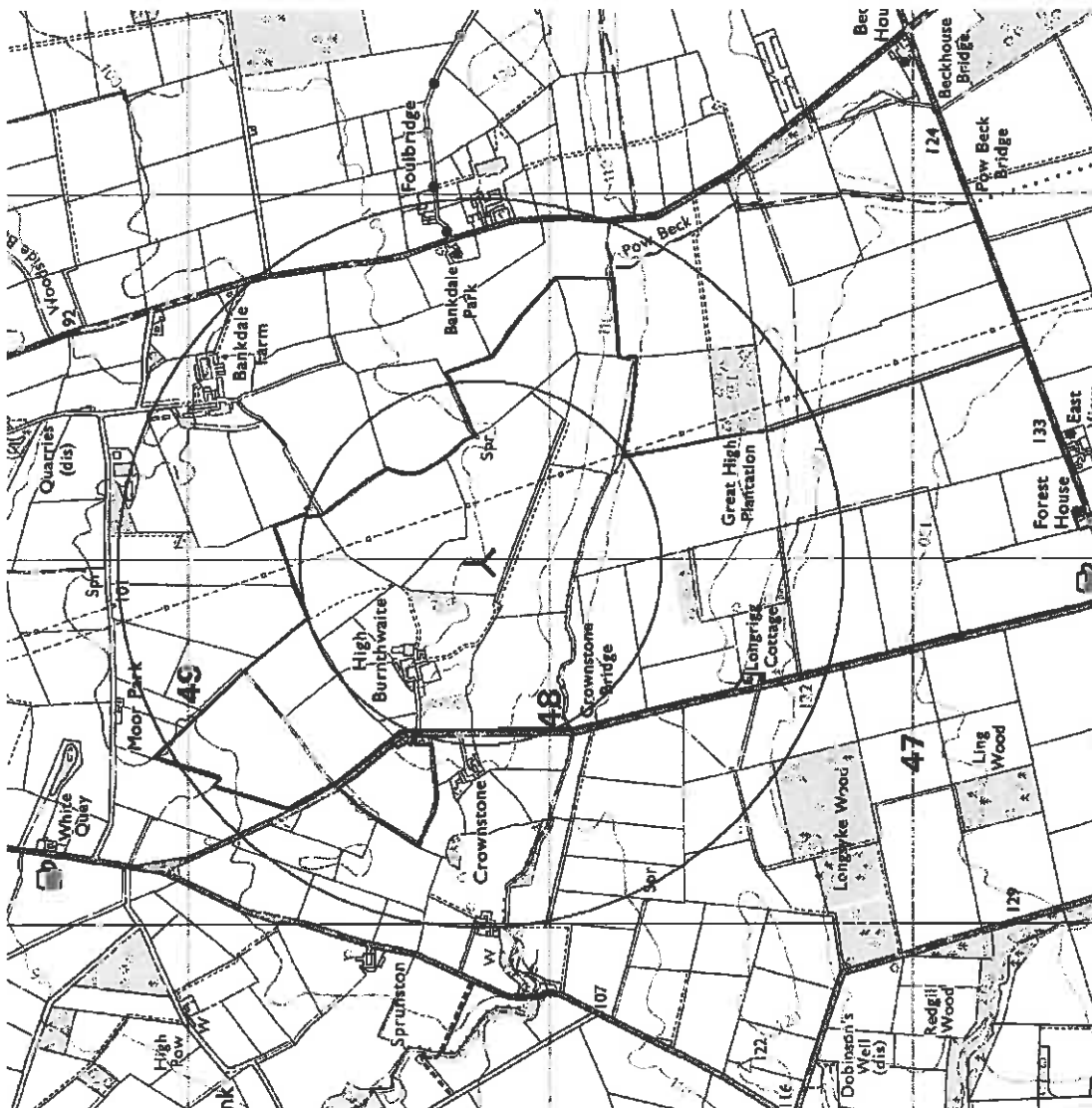
Reason: In the interests of air safety.

10. No construction works of any kind shall take place during the breeding bird season (1st March - 31st August) unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect features of recognised nature conservation importance in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

11. No works shall commence until a scheme to avoid the incidence of "Shaddow Flicker" at the properties listed in Table 1 of the Shadow Flicker Assessment (received 23rd April 2012) as being exposed to such an effect from the proposed turbine has been submitted to and approved in writing by the Local PLanning Authority. The scheme shall include detailed siting of the photocells and measures to control, or shut down the turbine, as well as any additional planting proposed for this purpose. Unless otherwise agreed in writing, the turbine producing "flicker effects" at any dwelling shall be shut down and the blades shall remain stationary until the conditions causing such effects have passed. The scheme shall be implemented as approved.


Reason: To safeguard the living conditions of local residents in accordance with Policies CP6 and CP8 of the Carlisle District Local Plan 2001-2016.



TW Johnston

High Burnthwaite Wind Turbine

Key

- ☐ High Burnthwaite Farm
-  Wind turbine
- ☐ 500 & 1000m radius circles

Scale: 1:20,000 at A4

v1 Apr 12

Based on Ordnance Survey map with permission of
HMSO. © Crown Copyright.

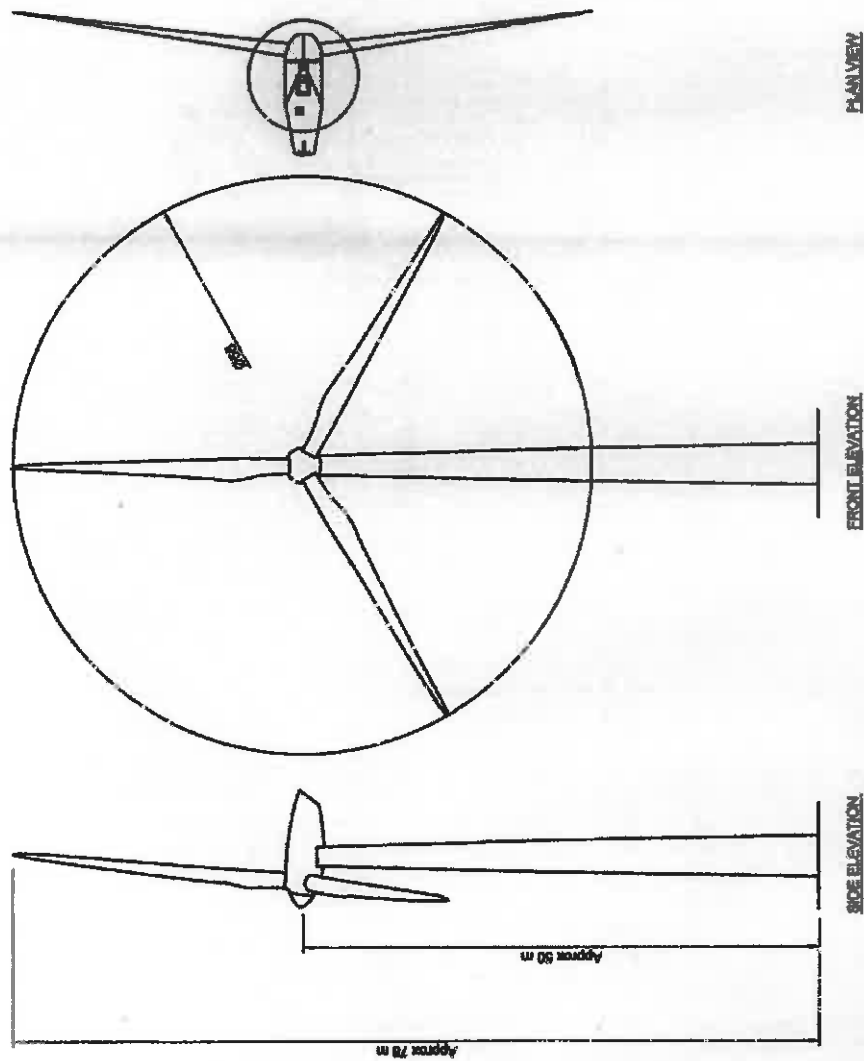
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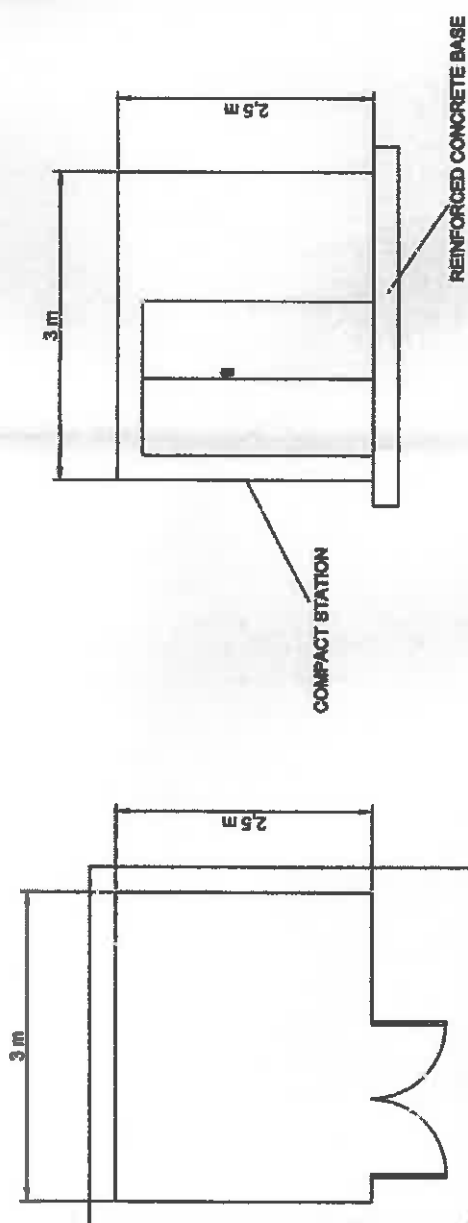
Australian Renewable Energy Ltd
High Capacity Wind Turbine

Figure 3:

Typical Wind Turbine

This drawing is a schematic representation of a typical wind turbine. It is not a photograph and should not be used for identification purposes.





PLAN

ELEVATION

**Not for construction
Do not scale from pdf**

Aacalin Renewable Energy Ltd

High Burnthwaite Wind turbine

Figure 4:

**Typical External Compact
Substation: Plan and Elevation**

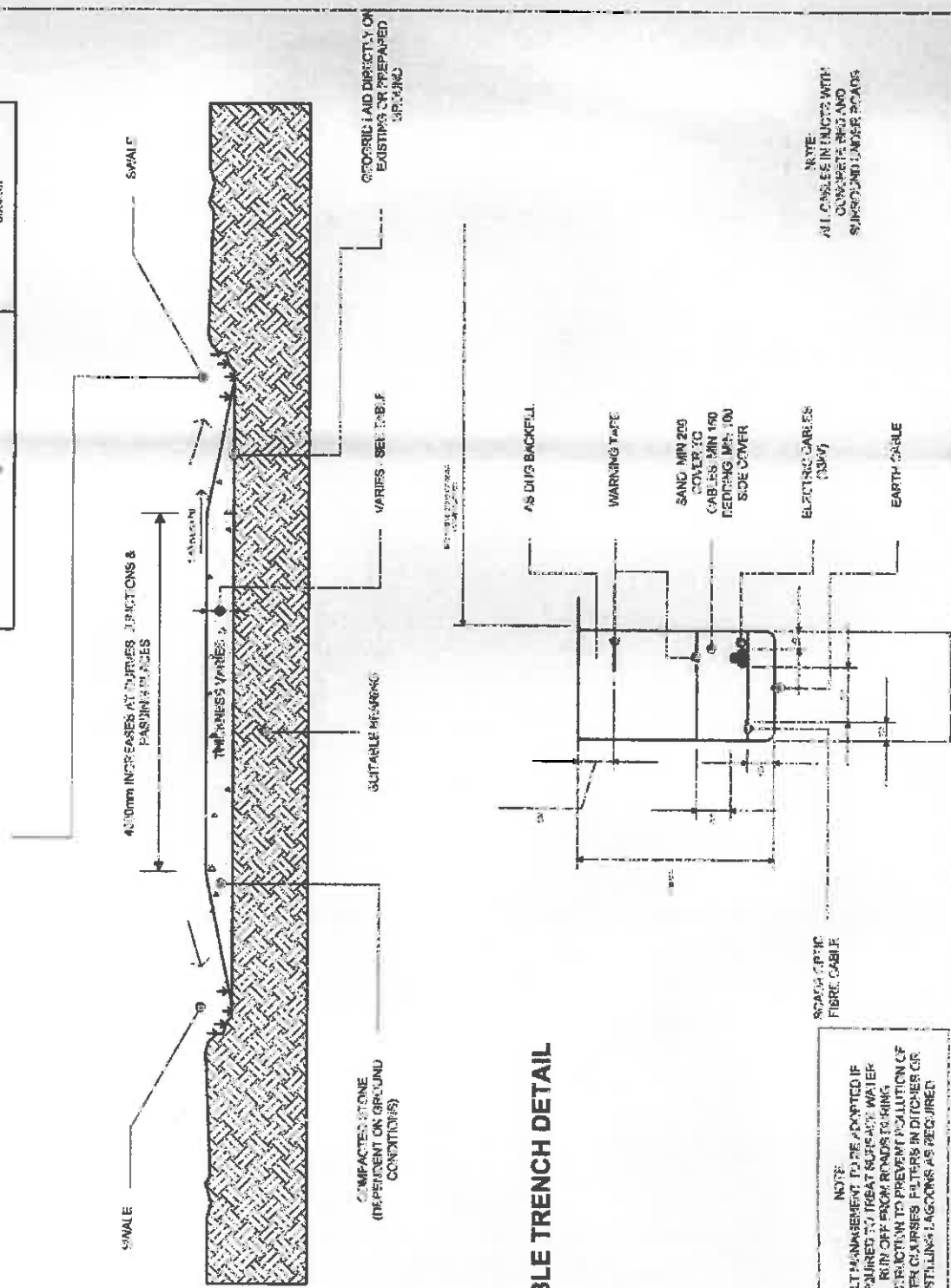
Approved for construction as shown in this drawing
14 FEB 2012 1210089

PROPOSED NEW ROAD CONSTRUCTION

IF REQUIRED, A LAYER OF TERRAM OR SIMILAR SHOULD BE LAID OVER FORMATION TO PREVENT MUD MIGRATION

| ASSUMED CRP, % | ROAD THICKNESS |
|----------------|----------------|
| 1 | 60mm |
| 2 | 450mm |
| 3 | 300mm |

CABLE TRENCH DETAIL



NOTE:
SILT MANAGEMENT TO BE ADOPTED IF
REQUIRED TO TREAT SURFACE WATER
RUN OFF FROM RIMDRO TO RICH
COCKS TRACT TO PREVENT POLLUTION OF
WATER COURSES. FILTERS IN DITCHES OR
STILLING PONDS AS REQUIRED.

NOTE:
ALL CASES IN URGENT WITH
CONCRETE REED AND
SHOULD BE FOUND IN THE ROADS

VOTES:

1. Work to figured dimensions only. Do not scale from this drawing.
2. All dimensions are millimetres unless stated otherwise.
3. All levels are in metres unless stated otherwise.

Do not scale from pdf

Aeolus Renewable Energy Ltd

Light Burntware and turbine

Figure 5.

Road Section and Trench

[illegible]

REC-113
14 FEB 2012
12/0089

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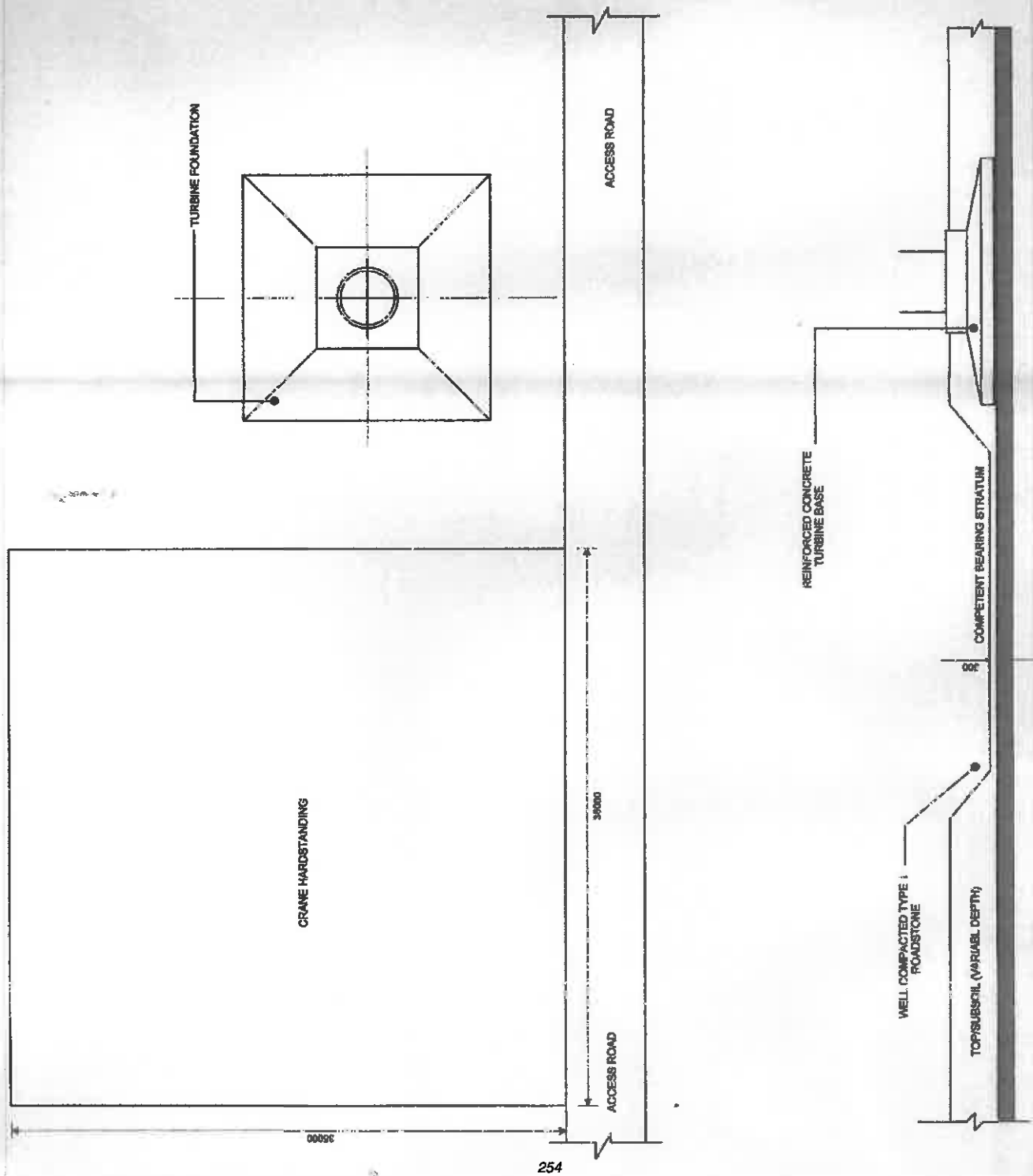
Aeolus Renewable Energy Ltd

High Burnthwaite Wind turbine

Figure 8:

Typical Crane Pad

10/01/2011 10:00 AM 10/01/2011 10:00 AM 10/01/2011 10:00 AM



340500

341000

NY4049 NY4149
NY4048 NY4148

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25 APR 2012

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TUBINE

CABLE
ROUTENY4048 NY4148
NY4047 NY4147

340500

341000

SCHEDULE A: Applications with Recommendation

12/0511

Item No: 09

Date of Committee: 17/08/2012

Appn Ref No:
12/0511

Applicant:
ND Homes

Parish:
St Cuthberts Without

Date of Receipt:
15/06/2012

Agent:

Ward:
Dalston

Location:

Former Stables, Horsebox & Lorry Park, Land adjacent Blackwell House, Durdar Road, Carlisle, CA2 4TS

Proposal: Variation To The Wording Of Conditions 4 (Level 3 Survey); 7 (Widening Of Durdar Road); 8 (Access And Parking/Turning Requirements) And 9 (Construction Of Estate Road) Of Previously Approved Planning Permission 09/0216 To Alter The Timescales Within Which The Respective Works Have To Be Undertaken

REPORT

Case Officer: Sam Greig

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions and subject to the completion of a deed of variation to the original s106 agreement.

2. Main Issues

- 2.1 Whether the variation of condition 4 is acceptable; and
2.2 Whether the variations to conditions 7, 8 and 9 are acceptable.

3. Application Details

Introduction

- 3.1 This application seeks to vary four planning conditions attached to an extant permission to develop forty two residential units at the northern extent of Carlisle Race Course, which is situated to the south of the city off Durdar

Road.

- 3.2 The site, which covers 1.07 hectares, comprises a crescent shaped parcel of land and buildings running north-westwards from the northern boundary of 98 Durdar Road, and along the west side of Durdar Road and the southern side of Lowry Street as far as the east boundary of Ash Tree Cottage. It has a continuous boundary to the south-west with the fence containing the running track of the racecourse.

Background

- 3.3 The application to redevelop the site was approved by the Development Control Committee and the permission issued in January 2010 following the completion of a legal agreement which secured a developer contribution of £24,800 to be used towards the Denton Holme to Currock cyclelink.
- 3.4 The approved scheme briefly comprised the conversion of a range of buildings at the southern extent of the site, adjacent to Durdar Road, to provide 14 units, together with the erection of 6 new dwellings. On the remainder of the land to the north 22 new builds units were proposed. This latter element comprised two pairs of semi detached dwellings and 9 apartments, which were physically linked to 9 townhouses.
- 3.5 The vehicular access to northern part of the site is via a new access road proposed to be constructed from opposite Nos. 95-97 Durdar Road, between the bungalow known as Stack Brae and the existing courtyard of buildings to be retained. In order to construct that access, which would have a 6.7m wide carriageway, an existing dwelling (No. 68 Durdar Road) would be demolished.
- 3.6 The remainder of the site (the southern portion) would be accessed directly off Durdar Road via the upgrading of an existing access, located at the south end of the main courtyard of retained buildings.
- 3.7 The Decision Notice included sixteen planning conditions to regulate varied aspects of the development, ten of which were required to be “discharged” prior to development commencing.

The Proposal

- 3.8 This current planning application seeks to vary condition 4, 7, 8 and 9 of the original consent, all of which are pre-commencement conditions. The purpose of the variation is to enable the construction of the pair of 4-bedroom semi-detached dwellings on Plots 1 and 2, which are located at the northern extent of the site, without having to undertake the work required by the aforementioned conditions. These dwellings are accessed from the proposed northern entrance, the construction of which requires the demolition of No. 68 Durdar Road. The requirements of the four conditions are described in the following paragraphs (3.9 – 3.14). The applicant’s rationale for the variation is to enable the construction of the dwellings on Plots 1 and 2, without incurring the significant financial cost of the works required by the respective

conditions whilst also enabling them to test the market.

- 3.9 Condition 4 requires that prior to any development commencing an archaeological recording of No.68 Durdar Road and those buildings within the southern portion of the site be undertaken. The applicant's supporting statement offers a suggested amendment to the wording of this condition, which would specify that the works to these buildings, and in the case of No.68 Durdar Road its demolition, shall not be undertaken until such time that the recording has taken place. The present wording of the condition would prohibit work commencing on Plots 1 and 2 despite the fact that the construction of these properties has no implications for the recording of these buildings.
- 3.10 Conditions 7, 8 and 9 are all associated with highway works and are to some degree interrelated. Condition 7 specifies that no development shall commence until such time that the widening of Durdar Road and the associated junction improvements have been completed in accordance with the approved scheme. The applicant's supporting statement suggests that this condition could be reworded to enable the construction and subsequent occupation of the dwellings on Plots 1 and 2, principally as the volume of traffic associated with these works or subsequent occupation of these units would not necessitate the significant junction improvements that are required to serve the remainder of the development.
- 3.11 The applicant has indicated that until such time that the remainder of the development is complete Plots 1 and 2 could be served by a temporary access, via an existing access point, onto Lowry Street. The applicant has also clarified that this interim access would only be used until such time that the remainder of the scheme commenced. When the access approved under the 2009 application has been constructed the temporary access would be closed off and the verge reinstated.
- 3.12 Condition 8 requires that the access and parking arrangements be substantially completed prior to development commencing on site in order to allow construction traffic to safely access the site and park clear of the highway. In the applicant's view the traffic associated with the construction of the two semi-detached dwellings alone would not warrant the implementation of these works and, therefore, it is proposed that the condition be modified accordingly.
- 3.13 Condition 9 specifies that no dwelling be occupied until such time that the estate road has been constructed to base course level and street lighting provided. In order to lawfully implement the changes proposed by conditions 7 and 8, as well as to enable the subsequent occupation of the dwellings to Plots 1 and 2, this condition has needs to be modified to reflect the changes sought by this current application.
- 3.14 Whilst the condition also makes reference to the provision of street lighting, this is to serve the approved development of 42 units and street lighting is not required following the occupation of the two dwellings on Plots 1 and 2. The suggested change to the wording of the condition would still require the street

lighting to be installed, but would not inhibit the occupation of Plots 1 and 2 in the interim period.

4. Summary of Representations

4.1 This application has been advertised by means of site and press notices as well as notification letters sent to forty eight neighbouring properties. In response five letters of objection have been received. The grounds of objection are summarised as;

1. Lowry Street is a narrow road with vehicles commonly parked on either side of the road. As such it is unsuitable for construction traffic;
2. People walk their dogs along Lowry Street and children play in the street. Any increase in traffic would be detrimental to their safety;
3. The temporary access that is sought will end up being permanent;
4. The approved access should be put in place to enable construction traffic to safely negotiate the junction of Lowry Street and Durdar Road;
5. The developers previously assured residents that Lowry Street would be segregated from the site by a boundary wall and that Lowry Street would not be used as a site access;
6. The road surface of Lowry Street is already in a poor state of repair;
7. The use of Lowry Street by construction traffic may result in the grass verges outside residential properties being damaged by construction traffic;
8. Construction traffic will pass in close proximity to the front doors of residential properties;
9. The application seeks a fundamental variation to the approved scheme with no certainty that the developer will meet their obligations and complete the remainder of the development;
10. A residential development is currently taking place at the end of Lowry Street near Blundell Terrace. When permission was granted for that development it is assumed that the fact that this residential development was being served by a separate access for construction traffic was taken into account.

4.2 Councillor Trevor Allison has written to express his support for the residents in objecting to the proposed variation to the conditions. He highlighted that the scheme will result in construction traffic using Lowry Street where there are no parking restrictions and cars park along its length. Cllr Allison also stresses that some properties front directly onto Lowry Street with only a narrow pavement between them and the road.

- 4.3 In supporting the residents Cllr Allison has had regard to the fact that, in his view, the scheme lacks any contribution to the community; that the previously required infrastructure improvements will not be forthcoming until after these dwellings are constructed; there is no certainty that the remainder of the scheme will be completed and that the access to these two dwellings will be via Lowry Street not a dedicated access.

5. Summary of Consultation Responses

St Cuthberts Without Parish Council: - Object to the application on the basis that:

- the small initial development now proposed would not seem able to generate sufficient profit to finance the access and turning requirements from Durdar Road. This cash generation appears to be the main thrust behind the reason for the variation;
- if it is envisaged that the likely profit to be generated would finance the highway requirements then a full costing of these works should be submitted for inspection;
- the proposed access is from Lowry Street, which would involve crossing a piece of common land that is controlled by this Parish Council. What consents have been obtained or are proposed to gain access over this land?
- there is no proposed timescale for the temporary nature of the proposed access;
- assuming that the revisions are allowed what would be the access/exit arrangements for residents of the 'new' properties;
- if the remainder of the development does not proceed (and therefore the widening/access from Durdar Road) it would be likely that application would have to be made for permanent access via Lowry Street (across Parish Council land) which could result in additional permanent traffic flow along Lowry Street and/or Back Lane which is unacceptable, as is a permanent access to the development from Lowry Street.
- it would seem inevitable that there would be a short term requirement for residents to access their properties by this route;
- there are other requirements in the original consent, including surveys of the listed buildings. It is assumed that these will be undertaken before any development work is allowed so that a full and comprehensive information base is available to avoid any subsequent need for change to, or abandonment of, the remaining part of the project which could impact on the whole issue of access both from Durdar Road and Lowry Street;

Cumbria County Council - (Highway Authority): - no objections to the proposed variations subject to the imposition of two additional planning conditions;

Cumbria County Council - (Archaeological Services): - no objections.

6. Officer's Report

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, H1, H16, LE8 and T1 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Whether The Variation To Condition 4 Is Acceptable.
- 6.2 As highlighted earlier in the report the construction of the dwellings to Plots 1 and 2 has no bearing on whether the buildings of historic interest can be recorded. More simply, the proposed variation to the wording of this condition would allow work to commence on site without the developer having to incur the cost of the recording until such time that the alterations are required to be undertaken to these buildings. The County Council's Historic Environment Officer has raised no objections to the proposed variation, which is regarded as acceptable.
2. Whether The Variations To Conditions 7, 8 and 9 Are Acceptable.
- 6.3 The key issue for Members to consider when assessing the impact of the proposed variations to these highway related conditions is whether or not Lowry Street can accommodate the construction traffic and the additional vehicular movements associated with the occupation of Plots 1 and 2; both in terms of highway safety and the perceived impact upon the living conditions of neighbouring residents.
- 6.4 In relation to the former, the Highway Authority has raised no objections to the variation to the wording of these conditions; however, it has recommended the imposition of two additional conditions relating to the interim access. The first additional condition prevents occupation of Plots 1 and 2 until such time that the interim access has been formed and it also requires that that access is available for use at all times until the completion of the approved access, i.e. that which formed part of the 2009 application. The second condition regulates the design specification of the interim access and requires that it be removed upon completion of the approved shared access road.
- 6.5 Whilst several concerns have been received from the local residents, the Parish Council and Cllr Allison, in the Officer's view, there is a degree of hyperbole regarding the perceived impact that the construction and subsequent occupation of these units will have. As this variation is associated with a Major application Members will have visited the site prior to the Committee meeting. In doing so the Committee will see the position of the proposed interim access, which would utilise an existing access point that serves this parcel of land. Members should note that this existing access was used more intensively than hereby proposed when it was previously used in conjunction with activities at the race course, which is a material consideration.
- 6.6 The Parish Council has identified that this access is over common land and questions whether the developer has consent to do so. Whilst the developer believes that they have existing rights of access, it is ultimately a civil matter for the developer to resolve with the respective land owner and should not

influence the outcome of this application.

- 6.7 The land itself is sizable and ample space is available to accommodate the vehicles associated with the construction of these two units. Similarly, the dwellings would have the same level of parking provision as they would under the approved scheme; the sole difference being the location of the access to the public highway. In the event that the remainder of the development approved under the 2009 application were not commenced the access arrangements hereby proposed would become permanent; however, as this change does not result in any demonstrable harm to highway safety or the living conditions of neighbouring residents this factor alone should not prejudice the outcome of this application.
- 6.8 The impact of the alterations on the living conditions of the future occupants of these units is also a material consideration; however, it is not considered that the proposed change to the access arrangements, or the absence of street lighting, would have a negative impact.
- 6.9 In the Officer's view the impact that the construction of these two units, or their subsequent occupation, will have upon highway safety or the living conditions of local residents is not such that would warrant refusal of this application. It is interesting to note that when planning permission was sought and subsequently granted earlier this year, for the erection of three dwellings at the northern extent of Lowry Street no resident raised any concerns regarding highway safety despite that proposal resulting in a higher level of traffic using Lowry Street. It is not considered that the cumulative increase generated by five additional dwellings using Lowry Street, i.e. the three dwellings approved earlier this year and the two proposed by this current application, would have a detrimental impact upon the living conditions of residents or highway safety.

Conclusion

- 6.10 In summary, the proposed variations to the conditions in question are acceptable. The development of Plots 1 and 2 would not prejudice the ability to record those buildings of historic interest, nor would the traffic associated with the construction or subsequent occupation of these units prejudice highway safety or the living conditions of neighbouring residents. The proposed variation would enable development to progress the development by staggering the costs associated with the building recording, the junction improvements and associated site alterations until such time that these works are necessitated. In all aspects the proposal is compliant with the objectives of the Carlisle District Local Plan.
- 6.11 If Members are minded to support the recommendation it is requested that Members grant "authority to issue" an approval, subject to the completion of a deed of variation to link this permission to the s106 agreement that accompanied the original application.

7. Planning History

- 7.1 Prior to applications made in 2005 (see below), the only previous applications at the northern end of the Racecourse related to the provision of an implement shed for the storage of tractors in 1995 and approval for the conversion of Blackwell House to two dwellings (1996).
- 7.2 In September 2005, Full planning permission and Listed Building Consent were refused for the erection of 42 units (Applications 04/1670 and 04/1671). The reasons for refusal were essentially related to 1) the "principle" of development at that time; and 2) the nature of the scheme under consideration.
- 7.3 In 2010 Full planning permission and Listed Building Consent was granted for a revised scheme involving the erection of 42 units (Application 09/0216 and 09/0217). It is the conditions attached to the Full planning permission that this current application seeks to vary.

8. Recommendation: Grant Subject to S106 Agreement

1. The development shall be begun not later than 28th January 2013.

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 approved documents for this planning consent comprise:

1. The Planning Application Form received 15th June 2012;
2. The site location plan received 15th June 2012 (Drawing No. 11260);
3. The site layout plan illustrating Plots 1 and 2 received 16th July 2012 (Drawing No. 11260/5000A);
4. The Planning Statement received 15th June 2012;
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.

3. The development shall be carried out in accordance with the conditions attached to the "Full" application 09/0216 with the exception of conditions 4, 7, 8 and 9 which have been varied by this permission, and any subsequent variation to that consent.

Reason: For the avoidance of doubt.

4. Prior to the carrying out of any construction, conversion or (in the case of 68 Durdar Road), demolition works to them, the existing buildings termed in the 2005 archaeological assessment report as '68 Durdar Road', the 'south building' and the 'south range' shall be recorded in accordance with a Level 3 survey as described by English Heritage's document Understanding

Historic Buildings A Guide to Good Recording Practice, 2006 and, following its completion, 3 copies of that survey report shall be furnished to the Local Planning Authority.

Reason: To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration and demolition as part of the proposed development in accordance with Policy LE8 of the Carlisle District Local Plan.

5. No development, other than the construction of the houses proposed on Plots 1 and 2, shall be commenced until such time as the widening of Durdar Road in order to accommodate vehicles turning right into the development and junction improvement works have been completed in accordance with such details that form part of an agreement with the Highway Authority under Section 278 of the Highway Act 1980, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to ensure that the highway network can accommodate the traffic associated with the development and to support Local Transport Plan Policies LD5, LD7, and LD8.

6. With the exception of the construction of the houses proposed on Plots 1 and 2, 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 and to support Local Transport Plan Policy LD8.

7. With the exception of the occupation of the houses proposed on Plots 1 and 2, no dwellings shall be occupied until the estate road to serve such dwellings has been constructed in all respects to base course level and street lighting has been provided and brought into full operational use.

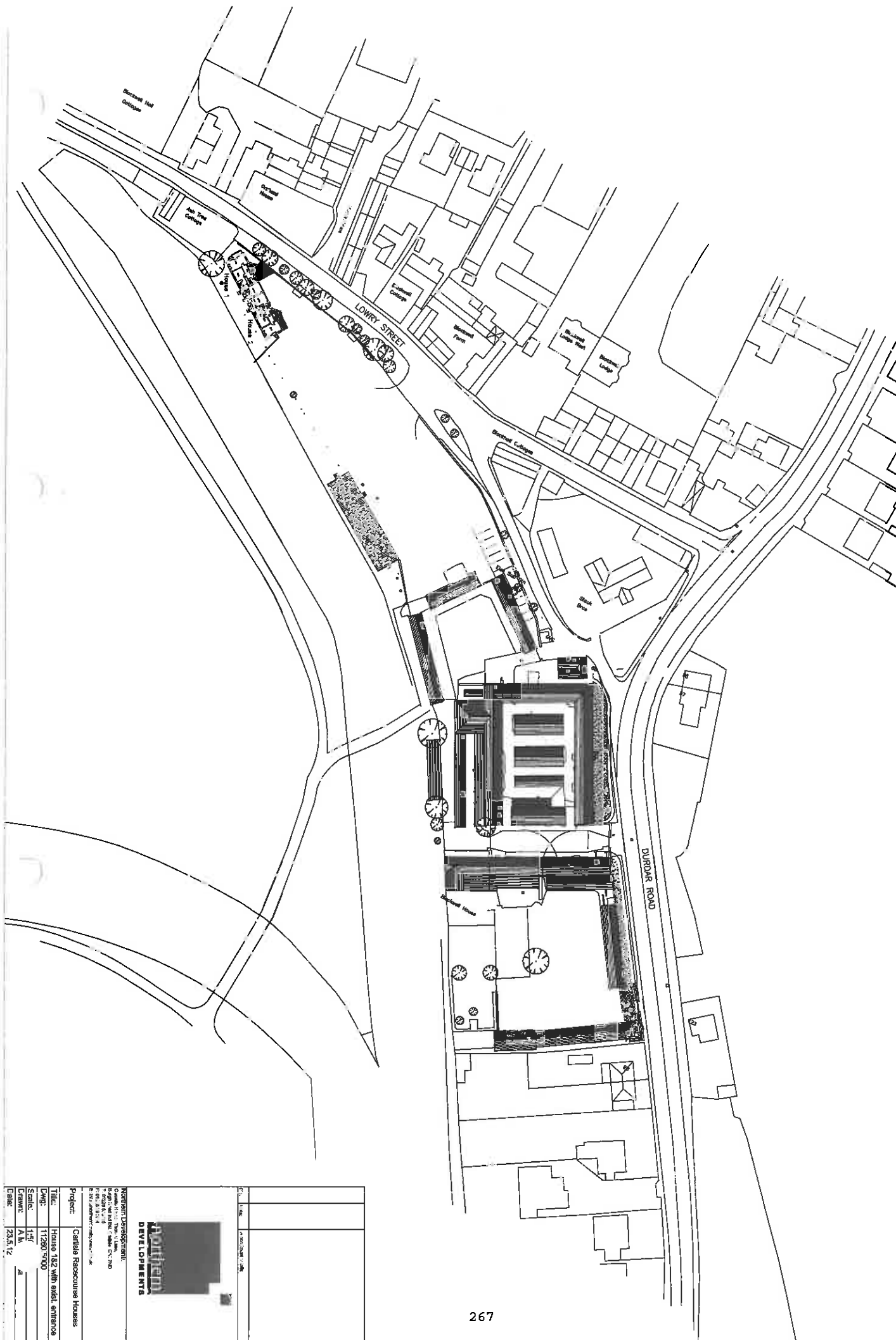
Reason: In the interests of highway safety and to support Local Transport Plan Policies S3, S4 and LD9.

8. Neither dwelling on Plots 1 and 2 shall be occupied until the vehicular access and parking requirements have been constructed in accordance with the approved layout plan (Drawing No. 11260/5000A) and brought into use. These facilities shall be retained and capable of use at all times thereafter, until such time as the access approved under Planning Consent 09/0216 (and any renewal thereof) is completed as part of a later phase of the consented development.

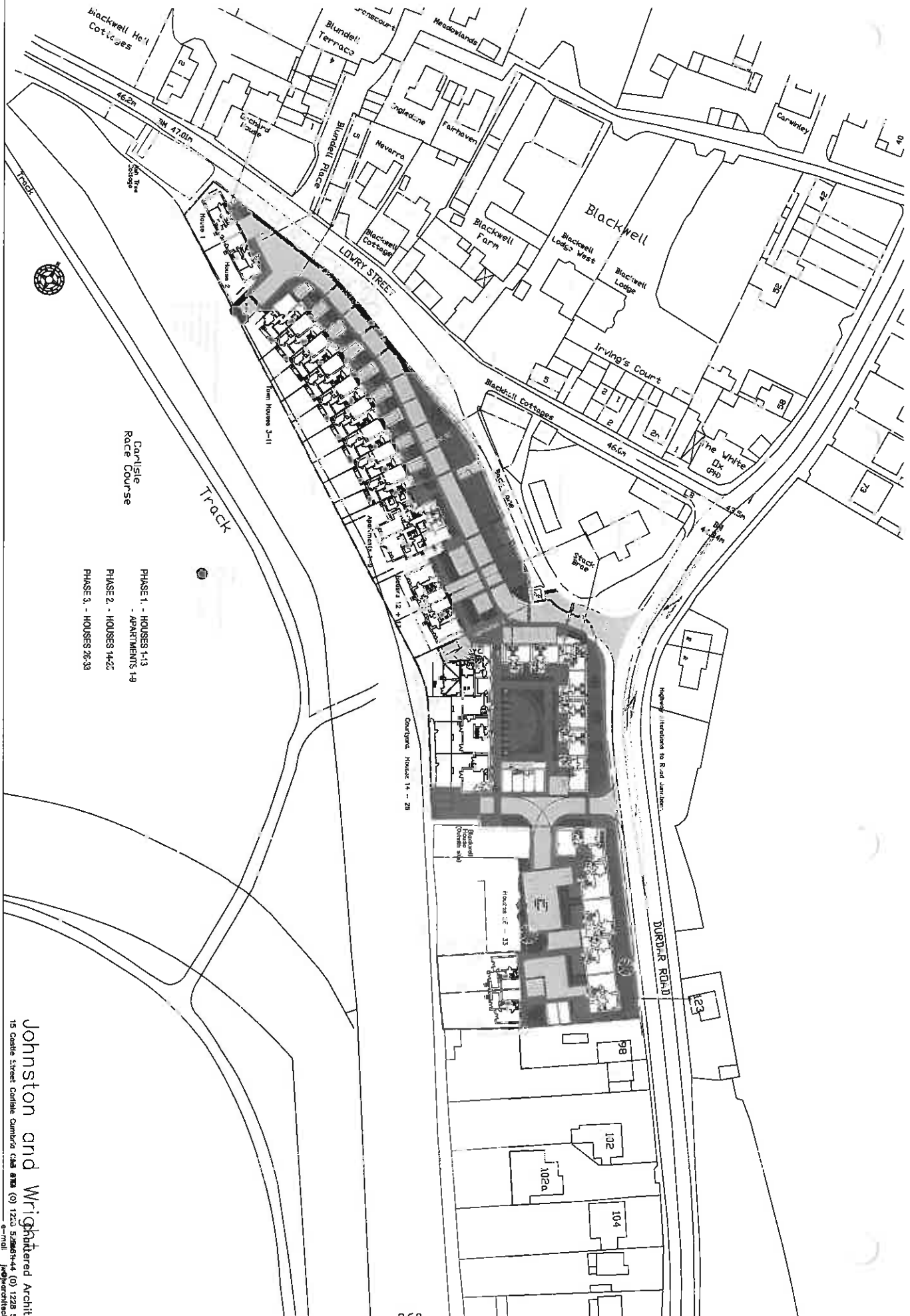
Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8.

9. The whole of the interim vehicular access area bounded by the carriageway edge and the highway boundary, as shown on Drawing No. 11260/5000A, shall be constructed and drained to the specification of the Local Highways Authority. It shall be constructed with a view to being removed, with the verge reinstated, once the consented Shared Access Way approved under Planning Consent 09/0216 is constructed at a later phase in the overall development.

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



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| <p>northern DEVELOPMENTS</p> | |
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| Project: | Carlisle Resource Houses |
| Title: | Houses 1&2 with model entrance |
| Drawn: | 11/28/12 9:00 |
| Scale: | 1"=5' |
| Client: | ALA |
| Date: | 12/5/12 |



PHASE 1 - HOUSES 1-13
- APARTMENTS 1-9
PHASE 2 - HOUSES 14-20
PHASE 3 - HOUSES 21-30

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Email: jwright@johnstonandwright.co.uk

Project: Residential Development at
Castle Racecourse for ndomas

Drawing: Site Development Plan

Scale: 1:500
Date: 09/04

Drawn by: Number 1200/2006

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SCHEDULE A: Applications with Recommendation

12/0195

Item No: 10

Date of Committee: 17/08/2012

Appn Ref No:
12/0195

Applicant:
Mr J Vevers

Parish:
Hayton

Date of Receipt:
20/03/2012

Agent:
Syke Construction Ltd

Ward:
Hayton

Location:

Karibu, How Mill, Brampton, CA8 9LL

Proposal: Erection Of Detached Garage/Store In Conjunction With Animal Foot Trimming Business; Provision Of 3No. Parking Spaces; Installation Of Wash Area And Associated Drainage Together With Landscaping Scheme

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 Whether the proposal is appropriate to the rural area
- 2.2 The impact on living conditions of neighbouring residents
- 2.3 Highway matters
- 2.4 Ecological issues

3. Application Details

The Site

- 3.1 This application seeks partial retrospective "Full Planning" permission for the change of use of land together with the formation of a hardstanding and erection of a storage building at Karibu, Hardbank, Brampton. The site is accessed down a single track road from the Corby Hill to Castle Carrock Road. The access track runs parallel with the railway line and to the south-east, are a couple of residential properties. The no-through road

passes the application site along its eastern boundary which then turns ninety degrees before leading to the adjacent properties to the west.

- 3.2 The application site forms part of the curtilage to the applicant's property. The site has been levelled but the remainder of the garden slopes steeply to the north before it reaches the property.
- 3.3 To the south of the site, beyond the road, is a wooded area through which flows a watercourse.

Background

- 3.4 The application was originally submitted on the basis that consent was sought for a domestic building; however, following discussion with the applicant it transpired that the building would be used for commercial purposes, hence the submission of this amended application.

The Proposal

- 3.5 The applicant operates a chiropody business for farm animals. It is intended that the land would be used as a base from which the business would be run. The existing access in the south-west corner of the site has been widened to form a double width access. The trees have been removed from the site and the land has been levelled and surfaced with hardcore.
- 3.6 In addition to the works already undertaken, the applicant proposes to site a storage building adjacent to the eastern boundary. The building would measure approximately 7.6 metres at its widest point narrowing to 5 metres at the opposite end. The length would be 12.4 metres with a mono-pitched roof measuring 4.6 metres at the highest point. It would be constructed from juniper green profile sheeting on a rendered block work plinth. The building would be used to store the applicant's equipment associated with his business. The revised drawings further show that the access would be reduced to a single width with landscaping along the western boundary. A dedicated wash area would be formed within the site with a gully and cesspool to deal with any dirty water following the cleaning of the equipment.
- 3.7 A supporting statement has been received from the applicant. The applicant has clarified that:
- The machinery is washed before leaving the individual farm on which it has been used and only if there is a need for further cleaning will this take place at Karibu;
 - A collection chamber will be installed to collect any run-off from the wash area which will then be emptied by a farmer or contractor;
 - No manufacturing of gates or other items will take place from the site;
 - The building is required to store the cattle handling equipment and to protect it from potential theft;
 - The existing hedge will be allowed to grow in height to further screen the site.

4. Summary of Representations

4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of six of the neighbouring properties. Two letters of objection have been received and the main issues raised are summarised as follows:

1. the single track road has been damaged by the heavy vehicles accessing the site;
2. the site appears like an unfinished building site;
3. the site is not only to be used as a cow chiropody business but also manufacturing iron gates that will lead to noise and disturbance;
4. consent shouldn't have been granted without notification to the occupiers of the neighbouring properties;
5. trees have been removed from the site despite the application form which states that they haven't; and
6. the site looks like a commercial scrap yard.

4.2 Following the receipt of amended application details which state the proposal is for commercial purposes; four letters of objection and a comment have been received. The main issues raised are summarised as follows:

1. the removal of one of the temporary access gates to provide a single access would provide difficulty in accessing the site and would result in damage to the verge;
2. confirmation should be provided that the pressure washer and the industrial closed washing machines should be sited within the new building;
3. the site has been cleared of trees and shrubs despite the application form stating that there are no trees on the site;
4. consent for business access from the Public Right of Way has not been obtained;
5. there are red squirrels, bats and otters in the vicinity of the site. Circular 06/2005 requires Local Planning Authority's to consider the impact on protected species and the likely harm that might result from any development;
6. the road is not suitable for this kind of traffic;
7. the work is nearly complete and permission should not be granted retrospectively when other people have to go through the right channels;
8. the business use is inappropriate in Hardbank and has had a devastating effect on the area;
9. the removal of trees from the site would have disturbed protected species and required a licence from Natural England; and
10. the size of the building is inappropriate in this rural setting.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - given it is an existing access which is onto a minor undaopted road visibility requirements of 10m x 2.4m should be provided. Whilst the building does impinge on this, the situation is

that there is an improvement over the large hedge which has been removed in part and it is an existing situation; hence it would be unfair to seek a visibility improvement for what is expected to be a very minor increase in overall use of the road, which is already less than it was when the quarry was operational. The Highway Authority are content with the details on the revised drawing;

Hayton Parish Council: - the Parish Council originally observed that the property was being used for commercial purposes and this was not reflected in the original application. The revised application is out of keeping with the nature of the residential area, will create a noise and traffic hazard and has the potential to have an adverse impact on local biodiversity. The Parish Council have received and agree with copies of objections sent by local residents;

Carlisle Airport: - comments awaited;

United Utilities: - no objection; however, due to the Private Sewers Transfer not all sewers are currently shown on the statutory records, therefore, the applicant should be made aware that the proposed development may fall within the required access strip of a public sewer;

Cumbria County Council - (Highway Authority - Footpaths): - Public Footpath 117033 runs adjacent to the development site and the applicant must ensure that no obstruction to the footpath occurs during or after completion of the site works;

Natural England: - this application is in close proximity to the Gelt Woods and River Eden & Tributaries Sites of Special Scientific Interest (SSSI); however, given the nature and scale of this proposal, Natural England raises no objection to the proposal being carried out according to the terms and conditions of the application and submitted plans on account of the impact on designated sites.

Where there is a reasonable likelihood of a protected species being present and affected by the proposed development, the LPA should request survey information from the applicant before determining the application (Paragraph 99 Circular 06/05);

Environment Agency (N Area (+ Waste Disp)): - any wash waters from the 'wash down area' will need to be contained and, in the absence of mains sewer network or on-site waste water treatment facilities, this must be in a sealed tank. The contained waste waters must then be taken to a permitted treatment facility for treatment/disposal. The 'wash down area' must be on an impermeable pavement and include a sealed drainage system.

6. Officer's Report

Assessment

6.1 Members may recall that this application was originally deferred for the

purposes of a site visit; however, at the previous Committee meeting the application was deferred to enable the applicant to provide additional information regarding the proposed means of surface water disposal and to enable the Environment Agency to comment on the application.

- 6.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This application is required to be considered against the National Planning Policy Framework (NPPF) and the relevant planning Policies CP1, CP2, CP3, CP5, CP6, CP11, EC11 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues.

1. Whether The Proposal Is Appropriate To The Rural Area

- 6.3 The location of this type of operation in the rural area must also be justified. Policy DP1 of the Local Plan requires that development proposals will be assessed against their ability to promote sustainable development. Outside of the specified settlements, development proposals will be assessed against the need to be in the location specified.
- 6.4 The use of the site and the proposed building is specific to the location insofar as it relates to the applicant's chiropody business for farm animals. The business is related exclusively to the agricultural industry and it is therefore well related to serve the needs of the business in a rural location. It would be inappropriate to require the business to be sited on land designated for employment use or within a larger settlement. The proposal demonstrates an essential requirement for a rural location, which it would be unreasonable to require to be accommodated elsewhere.
- 6.5 Paragraph 19 of the NPPF states:
- “The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.”
- 6.6 ‘Sustainable development’ is defined in the NPPF as “positive growth – making economic, environment and social progress...”.
- 6.7 This proposal requires the development of a new building to house equipment associated with the applicant's business. Policy EC11 of the Local Plan states that any new buildings within the rural area should be well related to an existing group of buildings to minimise their impact and ensure they blend satisfactorily into the landscape through suitable materials, design and siting.
- 6.8 Whilst the plans show the proposed building to be situated away from the dwelling, the boundaries of the site consist of mature hedge which partially serves to screen the site. Through continued management, the applicant

intends to increase the height of the hedge and thus further minimise the impact of the building on the landscape.

2. The Impact On Living Conditions Of Neighbouring Residents

- 6.9 The property is a rural area albeit surrounded in an isolated location away from other residential properties and it is not considered that the proposal will result in any adverse impact on the living conditions of residents of any neighbouring properties.
- 6.10 The applicant has submitted a supporting statement which details how the business is operated. Essentially, the applicant, along with three members of staff who arrive at the site, leave each morning with the equipment and work on a farm for the day. They then return to the site, having washed the equipment on the farm, in the evening.
- 6.11 The building would be sited in the south-east corner of the site. Whilst the site is visible from the adjacent road, it is not visible from neighbouring properties; therefore, the scale siting and design mean that the living conditions of the occupiers of that property will not be compromised through loss of light, loss of privacy or over dominance.
- 6.12 Given the orientation of the application site with adjacent properties together with the level of use, it is not considered that the living conditions of the occupiers would suffer from loss of privacy or unacceptable levels of noise or disturbance.

3. Highway Matters

- 6.13 The site is served by a bridleway that serves the site along with neighbouring properties to the west. Objectors have raised concerns about the damage to the bridleway and the verge that has been caused by the applicant. In response, the applicant has confirmed that much of this damage was caused during the formation of the site and the delivery of the hard core by tractors and trailers. Since then, the applicant has stated that he has reseeded the verge and his 4x4 vehicles and trailers can access the site without causing any further damage. The revised drawings initially showed the double width access reduced to a single access; however, following negotiations with Officers, the double width access will be retained to assist with the means of access to minimise further damage to the verge.
- 6.14 Following the deferral of the application at the previous Committee meeting, the applicant has submitted revised drawings which show a visibility splay of 10 metres by 2.4 metres. Members will note that the Highway Authority has confirmed that these splays are acceptable for the proposed use given the category of road no objection has been raised.
- 6.15 Members will note that neither the Highway Authority nor the County Council's Countryside Access Officer has raised any objection to the application.

4. Ecological Issues

- 6.16 Some of the objectors have raised concerns about the potential impact on the ecology of the area. Any work that required a licence to be issued by Natural England would be a matter for that organisation to pursue.
- 6.17 The Councils GIS Layer has identified that the site has the potential for water voles, lizards and breeding birds to be present on the site. Some of the objectors have already raised concerns as there are red squirrels in the area which may be affected by the development. As the proposed development would be located within the curtilage of the dwelling and that a large portion of the disturbance to the site has already occurred, it is not considered that the development would harm a protected species or their habitat as the latter has been removed; however, an Informative has been included within the decision notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed. Whilst red squirrels may exist in the vicinity of the site and visit the gardens of neighbouring properties, the development would not prejudice their habitat or inhibit their movement in the area.
- 6.18 In addition, Natural England have been formally consulted on the application and raised no objection in principle; however they have advised that where there is a reasonable likelihood of a protected species being present and affected by the proposed development, the Local Planning Authority should request survey information from the applicant before determining the application (Paragraph 99 Circular 06/05 "Government Circular: Biodiversity And Geological Conservation – Statutory Obligations And Their Impact Within The Planning System").
- 6.19 Whilst this is the case, paragraph 99 also makes it clear that "developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development." In this instance, the site has been cleared which in Officer's view, removes the need for a survey.
- 6.20 The development does not involve works out with the site and subject to conditions controlling surface water run-off, the adjacent habitat would not be affected by the development.

5. Drainage Issues

- 6.21 Local residents have raised concerns about the potential surface water run-off from the site that would leach into a nearby watercourse which is in the form of a beck that runs through the wooded area to the south of the site. The applicant has confirmed that the wash area would be surfaced in a bound material and the surface water collected in a chamber. The chamber would then be emptied periodically to avoid any run-off from the site. The site levels have been designed such that ground level at the point of the access gates would be 50mm higher than the adjacent road level and approximately 200mm higher than the ground level within the site. In effect, any surface water within the site would not be able to run directly onto the adjacent road

but would flow back into the site and be captured by one of the gullies.

- 6.22 Following the submission of these details, Officers have sought the views of the Environment Agency. Subject to the waste water being taken to a permitted treatment facility for treatment/ disposal, no objection has been raised. Subject to the imposition of a conditions, this is an appropriate means of dealing with the issue.

6. Noise Issues

- 6.23 Residents have alleged that the pressure washer is being use on site to clean equipment for periods of up to 2 hours and that this is generating significant noise levels. In response, the applicant has stated that it his intention to site the washer in the garage building to protect it from cold weather during the winter months and to minimise noise emissions. Equipment would continue to be washed on the wash area via the hose from the washer.
- 6.24 Officers have sought comments from Environmental Health Officers regarding the resident's concerns. Having considered the application, no objection has been raised subject to the imposition of conditions requiring a minimum noise level of 45 dB(A) Leq when measured on the boundary of the neighbouring property and that the pressure washer should be sited within the building. Officers have confirmed that the noise level of 45 dB(A) Leq is the level that the occupier could expect within his property. On this basis, provided that the level is not exceeded when measured on the boundary, the impact on the living conditions of the occupiers would not be prejudiced.

Conclusion

- 6.25 The principle of continued economic growth is supported by the Government's recently published NPPF and by Local Plan policies. The business is solely linked to agricultural and its siting in this rural location is appropriate. The scale, siting and design of the development, including the proposed building would be appropriate.
- 6.26 Subject to the imposition of appropriate planning conditions, previous concerns expressed regarding drainage, noise issues and the impact on the living conditions of the occupiers of neighbouring properties can be satisfactorily mitigated against. No objection has been raised by the Highway Authority or the Environment Agency and in all aspects the proposal is considered to be compliant with the requirements of the relevant Local Plan policies.

7. Planning History

- 7.1 There is no planning history associated with this property.

8. Recommendation: Grant Permission

1. The approved documents for this Planning Permission comprise:
 1. the Planning Application Form received 24th April 2012;
 2. the Location Plan received 24th April 2012 (Drawing no. 01A);
 3. the Site Plan received 23rd July 2012 (Drawing no. 02D);
 4. the Proposed Garage/ Store received 24th April 2012 (Drawing no. 03);
 5. the Floor Plan received 20th March 2012 (Drawing no. 04);
 6. the Design and Access Statement received 24th April 2012;
 7. the letter received from W. Vevers dated 20th May 2012;
 8. the Notice of Decision; and
 9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

2. This permission shall not be exercised by any other person or business other than the occupier of Karibu, How Mill, Brampton unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is not subdivided to ensure that the living conditions of the future occupiers of the property are not adversely affected in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. The site shall be used for the storage and maintenance of equipment associated with the Animal Chiropody business together with associated parking and wash area and for no other purpose.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality occupiers in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. Within 1 month from the date of this permission, details of the relative heights of the existing ground level and the height of the proposed finished level of the concrete yard shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: In order that the approved development overcomes any problems associated with the topography of the area in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

6. Within 1 month from the date of this permission, details of size and position of the rainwater harvesting tanks shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details and retained for use unless otherwise agreed with in writing by the Local Planning Authority.

Reason: To ensure that the rainwater harvesting scheme is acceptable in accordance with Policy CP12 of the Carlisle District Local

Plan 2012-2016.

7. Within 1 month from the date of this permission, the Surface Water Management Plan to oversee the maintenance and emptying of the cesspool shall be 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 that the rainwater harvesting scheme is acceptable in accordance with Policy CP12 of the Carlisle District Local Plan 2012-2016.

8. Within 1 month from the date of this permission, details of the proposed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the proposed type and species of all planted material including particulars of the proposed heights and planting densities.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

9. 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 prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

10. The noise level from the normal operation of the development shall not be permitted to exceed 45 dB(A) Leq as measured on the western boundary of the application site that adjoins the neighbouring property known as 'Hard Bank Croft'.

Reason: To ensure that noise which may emanate from the development is compatible with the existing noise levels in the area and does not lead to undue disturbance to adjoining occupiers in accordance with Policy CP6 of the Carlisle District Local Plan 2001-2016.

11. When in use, the pressure washer must be sited within the garage/ store building shown on Drawing no. 02D received 23rd July 2012 and from no other place within the site.

Reason: To ensure that noise which may emanate from the development is compatible with the existing noise levels in the area and does not lead to undue disturbance to adjoining occupiers in accordance with Policy CP6 of the Carlisle District Local Plan 2001-2016.

Land Registry

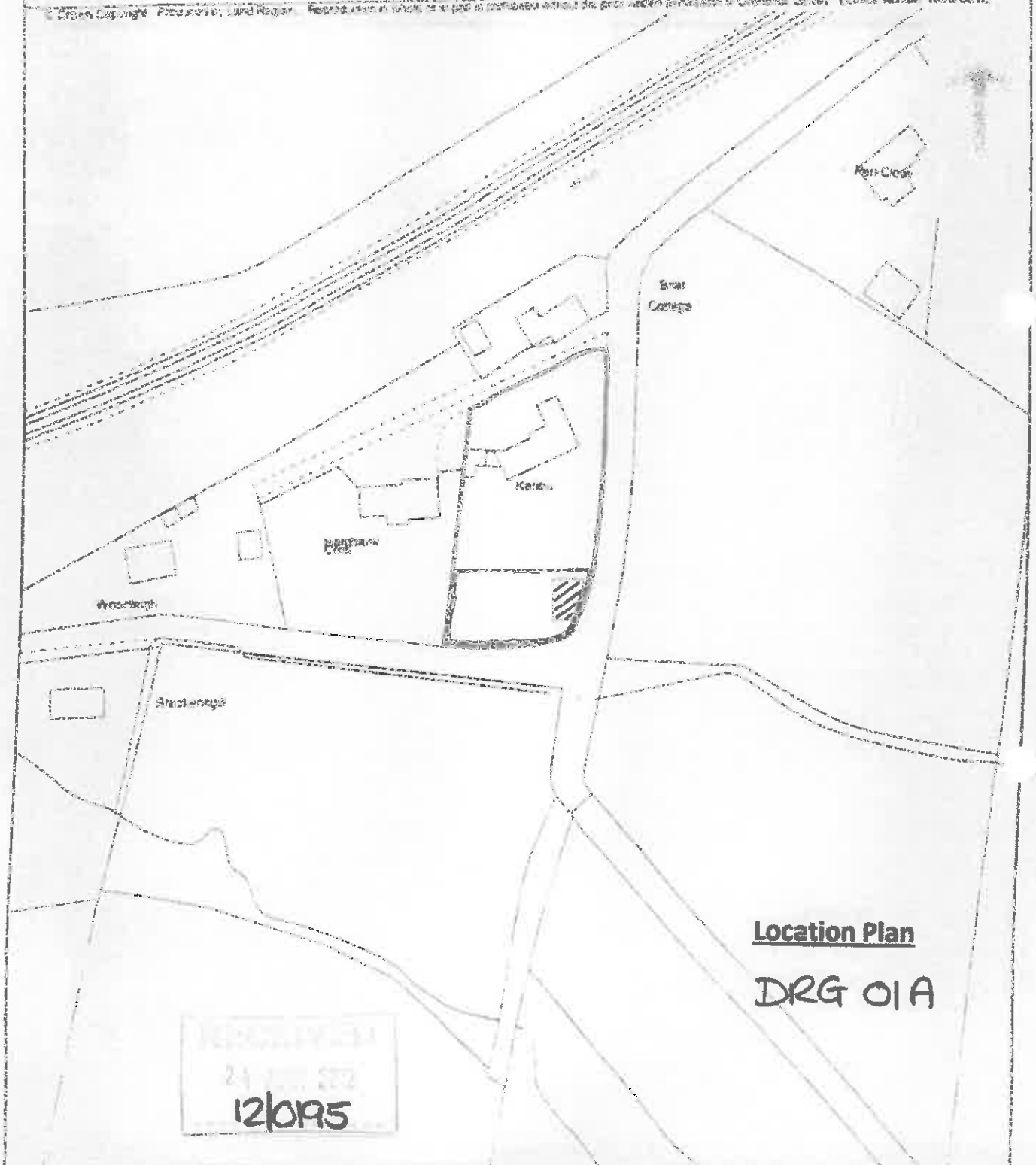
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Ordnance Survey map reference NY5156NE

Scale 1:1250 enlarged from 1:2500

Administrative area Cumbria: Carlisle

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Location Plan

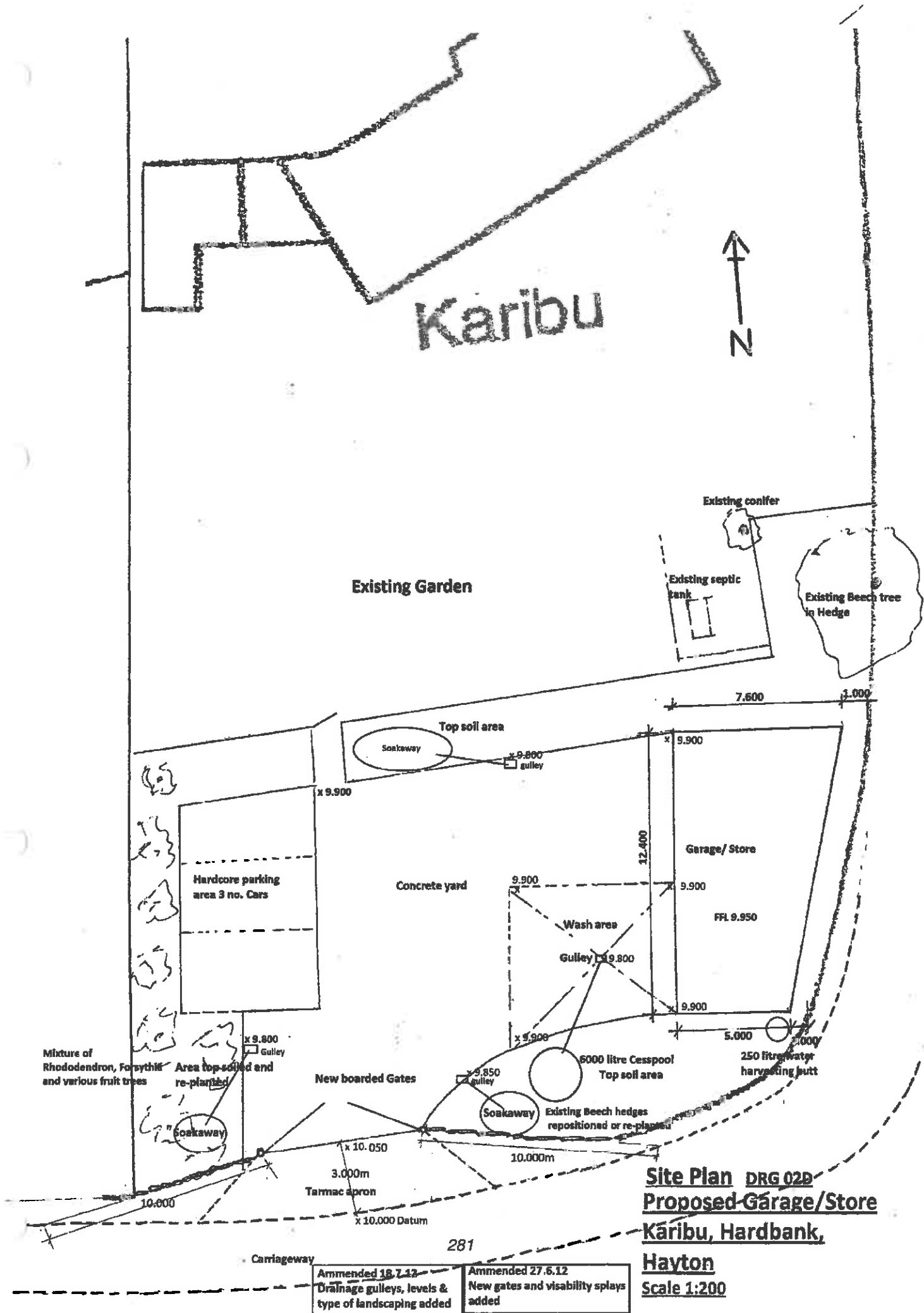
DRG 01A

This official copy issued on 31 January 2012 shows the state of this title plan on 31 January 2012 at 14:06:54. It is admissible in evidence to the same extent as the original (s 67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

280

This title is dealt with by Land Registry, Durham Office.



Karibu



Existing Garden

Existing conifer

Existing septic tank

Existing Beech tree in Hedge

7.600

1.000

Top soil area

Soakaway

x 9.900 gully

x 9.900

Hardcore parking area 3 no. Cars

Concrete yard

Garage/Store

FFL 9.950

12.400

9.900

Wash area

Gully x 9.800

9.900

x 9.900

9.850 gully

Soakaway

6000 litre Cesspool Top soil area

Existing Beech hedges repositioned or re-planted

250 litre water harvesting butt

New boarded Gates

x 10.050

3.000m Tarmac apron

x 10.000 Datum

10.800

Mixture of Rhododendron, Forsythia and various fruit trees

Area top-soiled and re-planted

Soakaway

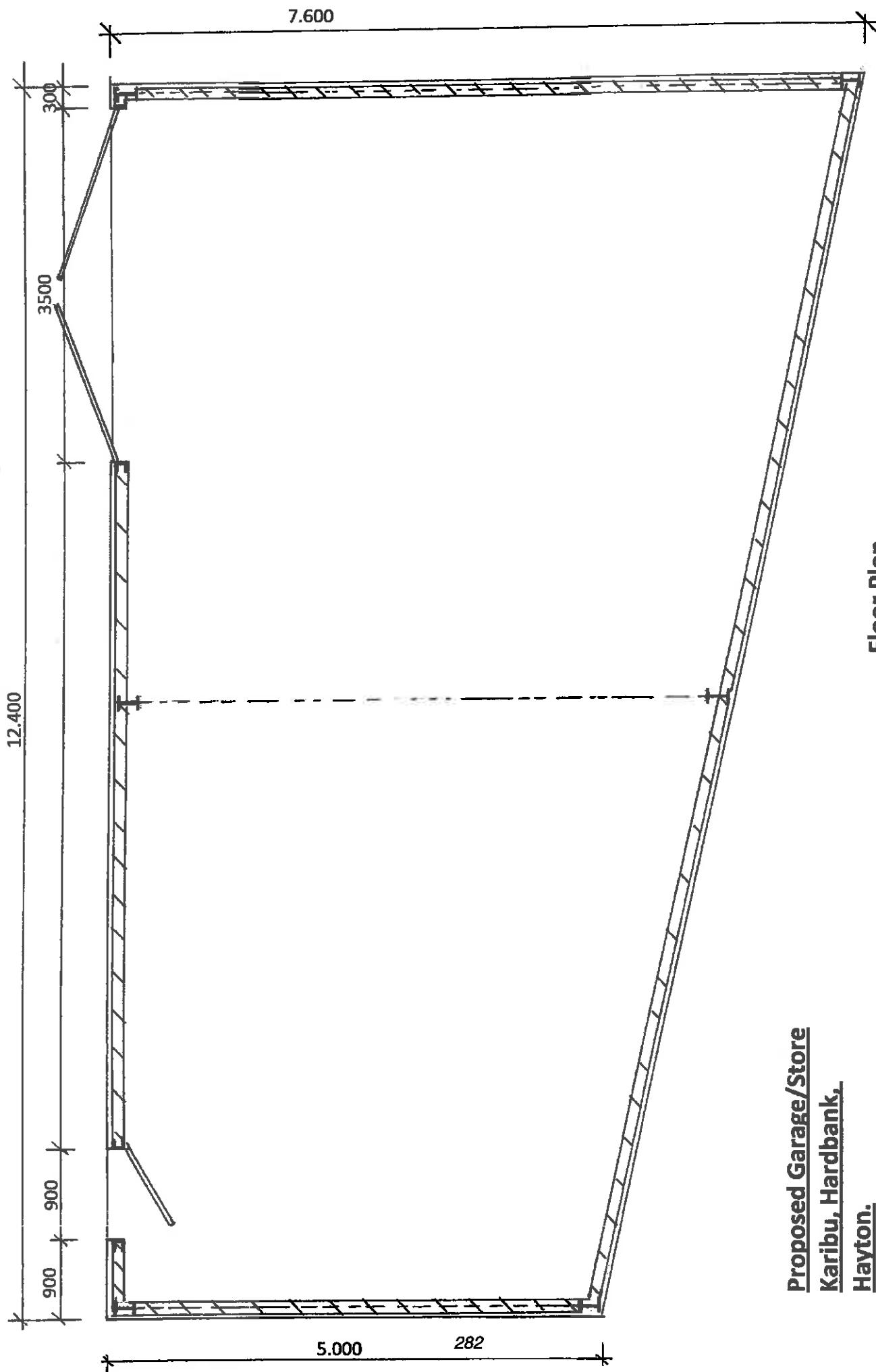
x 9.800 Gully

Site Plan DRG 02D
Proposed Garage/Store
Karibu, Hardbank,
Hayton
Scale 1:200

281

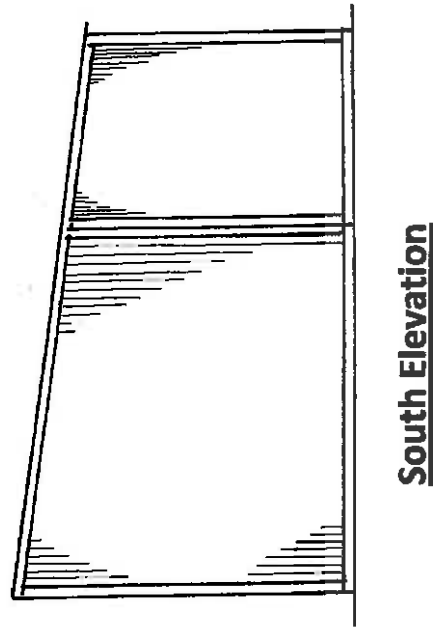
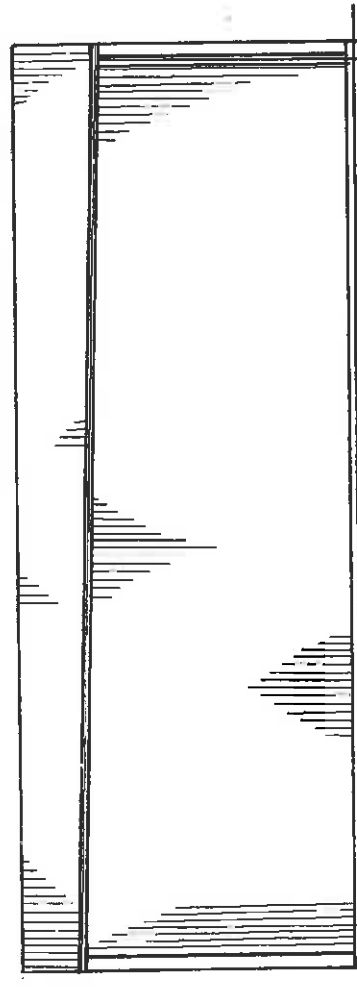
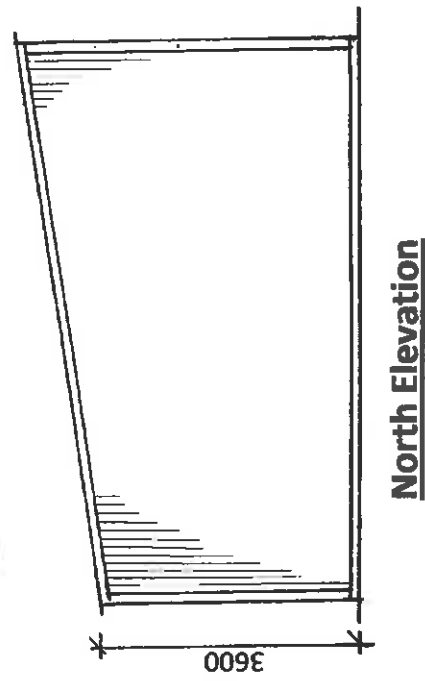
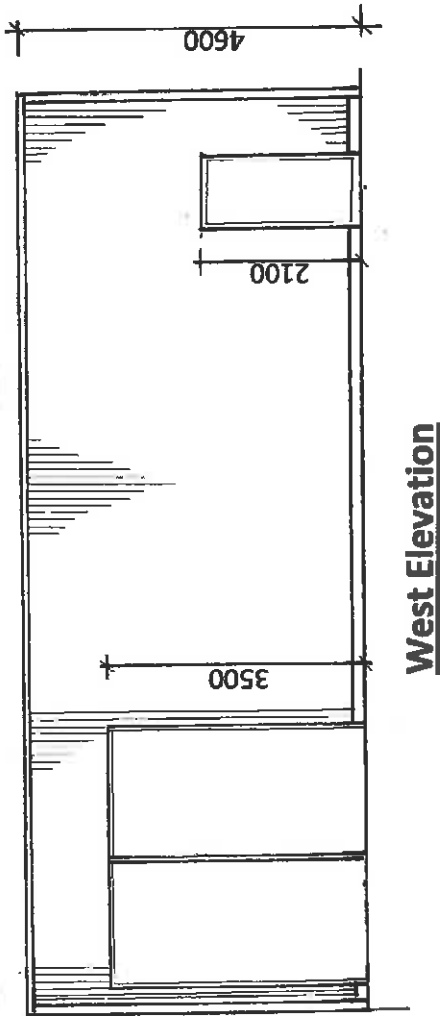
Carriageway

| | |
|--|---|
| Amended 18.7.12 Drainage gulleys, levels & type of landscaping added | Amended 27.6.12 New gates and visibility splays added |
|--|---|



Floor Plan

Proposed Garage/Store
Karibu, Hardbank,
Hayton.
Scale 1 : 50



Roof Juniper Green profiled steel sheeting

Walls Juniper Green profiled steel sheeting

Plinth Rendered concrete block

Gutters Black half round

Proposed Garage/Store
Karibu, Hardbank,
Hayton
Scale 1:100

SCHEDULE A: Applications with Recommendation

12/0516

Item No: 11

Date of Committee: 17/08/2012

Appn Ref No:
12/0516

Applicant:
Mr Scouler

Parish:
Walton

Date of Receipt:
21/06/2012

Agent:
Gray Associates Limited

Ward:
Multiple Wards

Location:

Barn at Kingbank, Walton, Brampton, CA8 2DH

Proposal: Change Of Use And Extension Of Former Poultry Shed To Form Bunk House And Cafe

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 Whether the principle of the development is acceptable
- 2.2 Impact on the character and appearance of the surrounding area
- 2.3 Impact on occupiers of neighbouring properties
- 2.4 The impact of the proposal on highway issues
- 2.5 Biodiversity

3. Application Details

The Site

- 3.1 This application relates to the conversion of a single storey building at Kingbank, Walton. The site is located towards the eastern fringe of the village with the building located between a terrace of residential properties to the west and agricultural buildings to the east. Access is via an unmetalled track leading from the Walton to Lanercost Road which is to the south. The site lies within the village of Walton and is within a Landscape of County Importance.

Background

- 3.2 A Design and Access Statement accompanies the application which highlights, amongst other things that:
1. the building was previously used as a poultry shed but this use ceased some time ago and more recently has been used for storage;
 2. the proposal is focused on serving walkers from Hadrian's Wall and cyclists from the Reiver's route;
 3. the bunkhouse will provide simple sleeping accommodation, washing facilities, secure cycle storage and a drying room;
 4. the cafe, kitchen and dining room will primarily provide breakfast and the option of an evening meal for people staying at the bunkhouse.

Proposal

- 3.3 The building would comprise a drying room, 2 ensuite bedrooms, 1 bedroom, a shower and toilet block and a kitchen/ dining room. The building would be finished with self coloured render and the cement fibre roof would be replaced with natural slate. To the northern gable of the building it is proposed to construct a small extension to form an external storage area.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of five of the neighbouring properties. Four letters of objection have been received and the main issues raised are summarised as follows:
1. a tea room currently operates in the Village Hall and is based on being community inclusive that provides a regular income for a hard working couple. The village could not sustain another such operation;
 2. there is little parking for residents in the vicinity of the proposed development and additional vehicles would cause congestion and restrict access. There is also insufficient parking for social events at the tea room;
 3. there is no provision for delivery vehicles;
 4. the additional bunk house and tea room would have a detrimental effect on similar businesses in the area;
 5. the focus of village life and social events is the Village Hall and the proposal has the potential to take away the focal point of the village which would have a negative effect on the village social life;
 6. there is potential for people to park at the cafe and spend the day walking, thereby restricting access for local residents
- 4.2 One letter of support has been received which raises the following issues:
1. the development will provide an additional facility and will supplement existing businesses in the area;

2. the previous use was as a haulage firm with petrol station as well as a hatchery which generated far more traffic than the proposed use;
3. deliveries to a business of this size are likely to be made by a small van.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - no objection. The purpose of the proposal and parking availability within the site are not specified and it is therefore recommended that the requirements of the Cumbria Parking Guidelines for C1 and A3 use are facilitated within the development site;

English Heritage - North West Region: - the application should be determined in accordance with national and local policy guidance and on the basis of specialist conservation advice;

Walton Parish Council: - Kingbank is adjacent to the Parish Council owned village green. Householders have easement rights to access their own properties but this could not be condoned for a commercial premises.

There is a lack of adequate parking for the site and it is impossible that the level of traffic that will be generated by a commercial property in this location will be able to be adequately accommodated on the highway outside of the village green.

Although the development is designed primarily for walkers and cyclists, some patrons will either leave their car somewhere or use a luggage transport service. A condition should be imposed that the building should be used only be on-foot walkers with no vehicles allowed access.

Similarly, a condition should be imposed that the cafe only provides breakfast or evening meals for overnight paying customers and should not be used for commercial trading purposes. This would also prevent any unnecessary increase in noise, disturbance or loss of privacy to neighbouring residents;

Food Hygiene: - no objection.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, DP10, CP2, CP5, CP5, CP6, CP12, CP15, CP17, EC10, EC11, EC16, LE6, LE7 and T1 of the Carlisle District Local Plan (CDLP) 2001-2016. The proposals raise the following planning issues.
 1. Whether The Principle Of The Development Is Acceptable.
- 6.2 Policy DP1 of the Local Plan promotes sustainable development and requires that throughout the rural area new development be focused on those settlements which are identified as Local Services Centres.

- 6.3 Although not a Local Service Centre, the application site is within Walton which is identified as settlement in the Local Plan. Policy EC16 of the Local Plan supports proposals for tourism developments within the District where they contribute to the economic and physical regeneration of an area, subject to satisfying six criteria. The application site is situated in close proximity to Hadrian's Wall and to the Reiver's Cycle Route, as highlighted in the Design and Access Statement. The Statement which accompanies the application indicates that the proposed holiday accommodation is anticipated to focus on occupation by cyclists and walkers.
- 6.4 Further support for the proposal can be obtained from Policy EC11 (Rural Diversification), which recognises that whilst the preferred location for new development will be in Local Services Centres and that there is a need to strengthen the economy in rural areas. The use of surplus rural buildings for the provision of tourist holiday accommodation can help to retain buildings in the countryside whilst helping to boost the rural economy. Under the changes to the national guidance introduced by the NPPF, the principle of development in locations such as this has been reinforced. Whilst the Parish Council has objected to the principle of development, there is no policy justification to refuse the application based on the principle of development.
- 6.5 This proposal seeks to convert a redundant building in relatively close proximity to long distance cycle and walking routes. Although the building is very compact with limited external space it would provide short-term accommodation for cyclists and walkers using existing tourist trails. Given the foregoing, the proposal accords with the objectives of Policy EC16 of the Local Plan.

2. Impact On The Character And Appearance Of The Surrounding Area

- 6.6 The site involves the conversion of an existing outbuilding which is well related to an existing group of buildings. The building would be largely unaltered except for some alterations to openings, a small extension to the northern end of the building and overall renovations. As such, the visual amenity and character of the area would be sufficiently protected. The alterations to the building are modest and are required to provide a viable development. The proposed alterations would be proportioned to the site and would incorporate design features that are appropriate to the character of the area; the fenestration is also sympathetic and appropriate.
- 6.7 Planning policies also require that development proposals in Landscapes of County Importance and within the Hadrian's Wall Buffer Zone are appropriate and do not adversely affect the character or setting of these designated areas. The proposal involves minimal alterations and being located adjacent to existing buildings, the development would not be detrimental to the appearance of the area.

3. Impact On Occupiers Of Neighbouring Properties

- 6.8 The nearest residential properties are located to the south-east, south-west and west. The use of the building as holiday accommodation is an

appropriate use close to residential properties. Given the orientation of the application site and the distances involved between the proposed development and residential properties, the living conditions of the occupiers of neighbouring properties would not suffer from loss of privacy, loss of light or from unacceptable levels of noise or disturbance.

4. The Impact Of The Proposal On Highway Issues

- 6.9 The Highway Authority has been consulted and state that the proposal will be unlikely to have a material effect on existing highway conditions. No objection has been raised although the Council's attention has been drawn to the Cumbria Parking Guidelines. The scale and nature of the proposal is such that it is anticipated that the majority of visitor will travel to the premises on foot or cycle.
- 6.10 In such circumstances the proposal will not have a detrimental impact upon highway safety and it is not considered appropriate to require dedicated on-site parking provision. In any event, to do so would be unreasonable and fail the test of Circular 11/95 (The Use of Conditions in Planning Permissions) as the Parish Council have stated that they would not allow access across the village green for vehicles associated with a commercial use and any parking facilities would, therefore, be incapable of being used. Given the scale of the the use, there is adequate parking provision on the highway in the vicinity of the site without affecting highway safety.

5. Biodiversity

- 6.11 The Councils GIS Layer has identified that the site has the potential for breeding birds and bats. As the proposal is converting an existing outbuilding with minimal external alterations, the proposal is unlikely to harm a protected species or their habitat. A Survey for Bats and Owls has been submitted with the application which concludes that there is no evidence of the presence of bats or owls in the building. However, an Informative has been included within the Decision Notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

6. Other Matters

- 6.12 A number of objections, including issues raised by the Parish Council, have been received on the basis that there is no need for the facility as there are numerous other establishments of various kinds offering accommodation for people visiting / walking the Wall in the wider area. It is further argues that the cafe would provide direct competition with the existing premises in the Village Hall. It may be asserted that granting approval for this development could potentially impact on the financial interests of nearby enterprises; however, ministerial advice has often re-iterated that considerations of commercial competition are not planning matters and this would therefore not provide a valid reason for refusing the application.

Conclusion

- 6.13 In overall terms, the principle of the conversion and extension of the existing building for holiday accommodation is consistent with national and local planning policies and is acceptable. The proposal would not result in an adverse impact on the character or appearance of the area or affect the living conditions of the occupiers of the neighbouring properties. In all aspects the proposals are compliant with the objectives of the relevant Local Plan policies.

7. Planning History

- 7.1 There is no planning history associated with this site.

8. Recommendation: 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 approved documents for this Planning Permission comprise:

1. the Planning Application Form received 18th June 2012;
2. the Location Plan received 18th June 2012 (Drawing no. P4);
3. the Site Plan received 18th June 2012 (Drawing no. P3);
4. the Floor Plans & Sections received 19th June 2012 (Drawing no. P1);
5. the Existing & Proposed Elevations received 18th June 2012 (Drawing no. P2);
6. the Design and Access Statement received 17th July 2012;
7. the Survey For Bats And Owls received 18th June 2012;
8. the Notice of Decision; and
9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The premises shall be used as a cafe and camping barn with ancillary facilities and for no other purpose. There shall be no change to the use of the floor space as shown on the approved ground floor plan (Drawing No. P1 received 19th June 2012) without the prior written approval of the Local Planning Authority.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality in accordance with Policies CP5 and EC16 of the Carlisle District Local Plan 2001-2016.

4. The site manager/ owner shall keep a register to monitor the occupation of

the holiday accommodation hereby approved. Any such register shall be available for inspection by the Local Planning Authority at any time when so requested and shall contain details of those persons occupying the holiday accommodation, their name, normal permanent address and the period of occupation of the holiday accommodation by them.

Reason: To ensure that the holiday accommodation is not occupied as permanent residential accommodation and to ensure that the development complies with Policy EC11 of the Carlisle District Local Plan 2001-2016.

5. The holiday units shall be used for let holiday accommodation and for no other purpose (including any other purpose in Class C of the Schedule to the Town and Country Planning [Use Classes] Order 1987), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure that the holiday unit is not occupied as permanent residential accommodation and to ensure that the development complies with Policy EC11 of the Carlisle District Local Plan 2001-2016.

6. The holiday units shall not be used at any time as a sole and principal residence by any occupants.

Reason: To ensure that the holiday unit is not occupied as permanent residential accommodation and to ensure that the development complies with Policy EC11 of the Carlisle District Local Plan 2001-2016.

Location Plan (1:1,250)



Revision Status
Rev Date Amendments Initials

Agent

GRAY ASSOCIATES LTD

Architectural & Building Surveying Services
Moryn House, The Square, Dalston, CARLISLE CA5 7PH
M: 07917 810096 T: 01228 710911
E: david@grayassoc.co.uk www.grayassoc.co.uk

Client

Joss Scouler & Rebecca Lowes
Kingbank
Walton
Brampton
CA8 2DH

Drawing

Title: Location Plan

Scheme: Conversion of Outbuildings to Bunk House

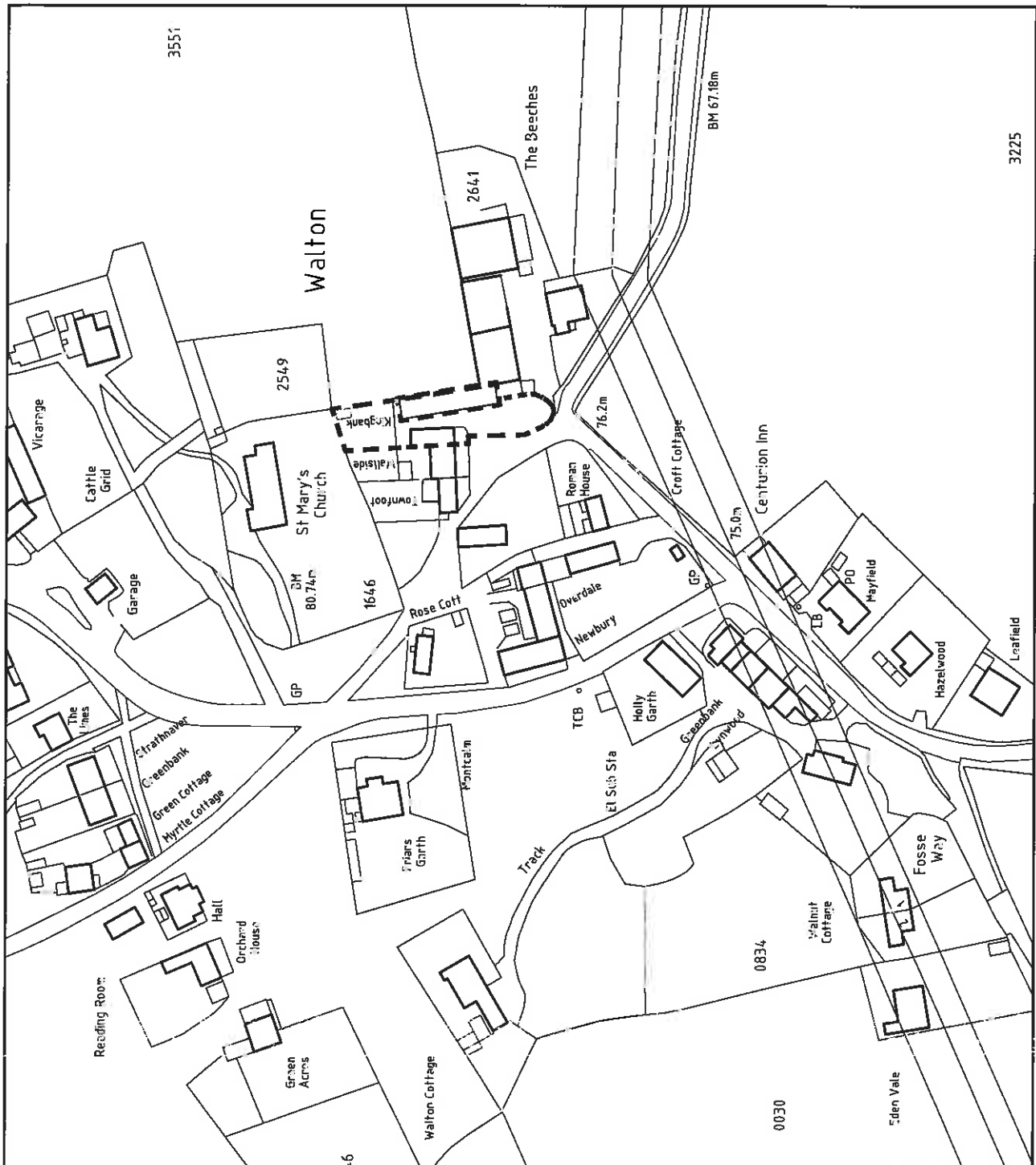
Scale: 1:1,250

Date: Jun 2012

Dwg No.: P4

Drawn: D Gray

This drawing is prepared by the agent and should not be relied upon without the prior consent of Gray Associates Limited. All works to comply with current Building Regulations should be carried out in accordance with the current Building Regulations.



Site Plan (1:500)



Revision Status
Rev: Date Amendments Initials

Agent

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E: david@grayassoc.co.uk www.grayassoc.co.uk

Client

Joss Scouler & Rebecca Lowes
Kingbank
Walton
Brampton
CA8 2DH

Drawing

Title: Site Plan

Scheme: Conversion of Outbuildings to Bunk House

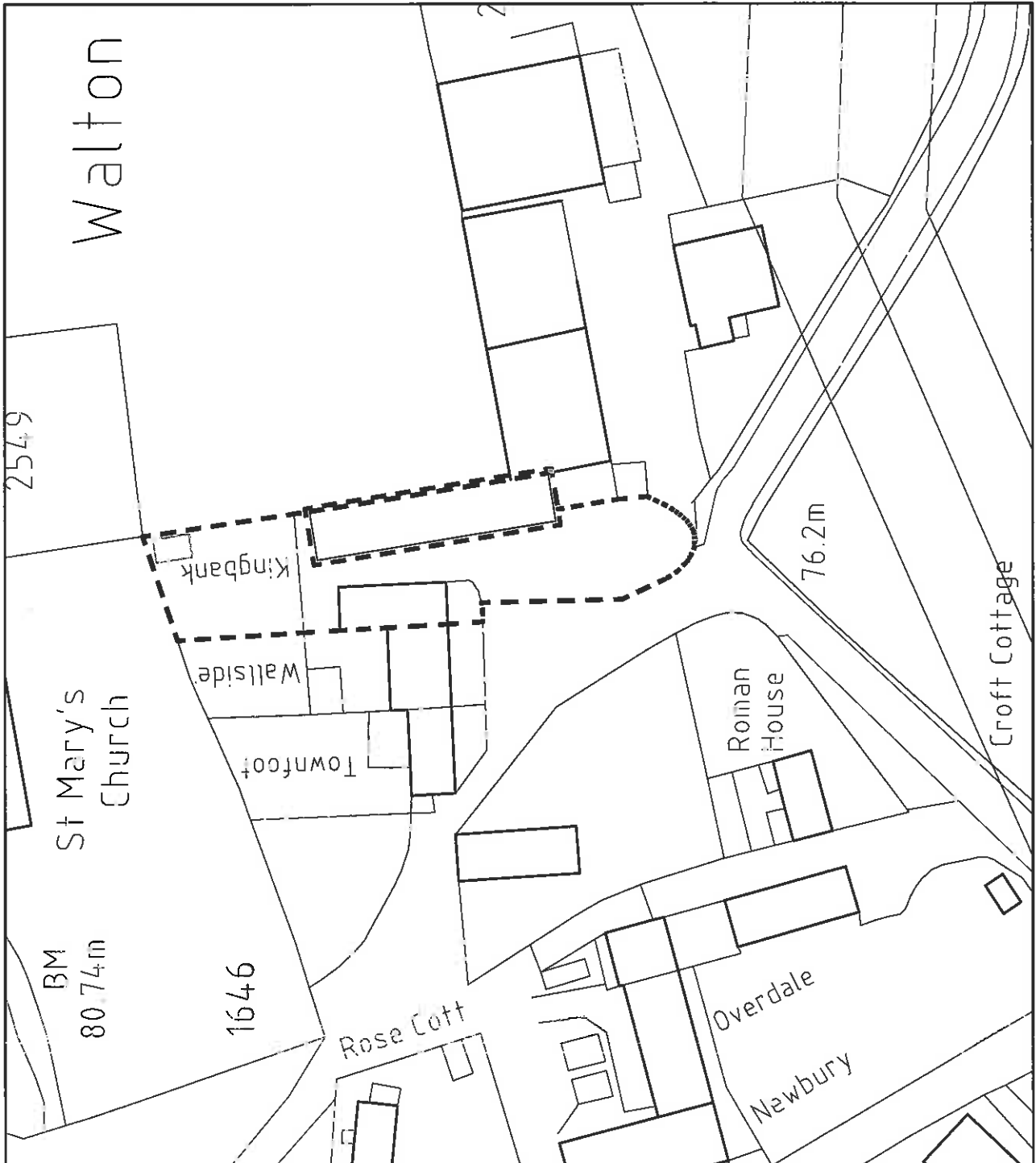
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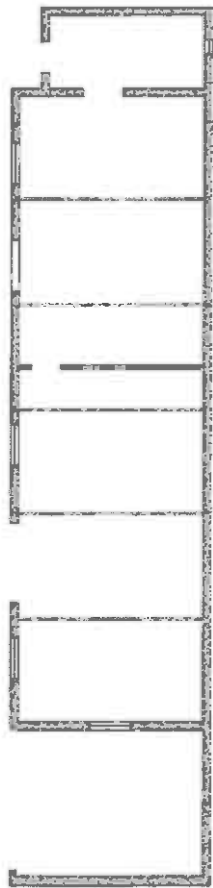
Date: Jun 2012

Dwg No.: P3

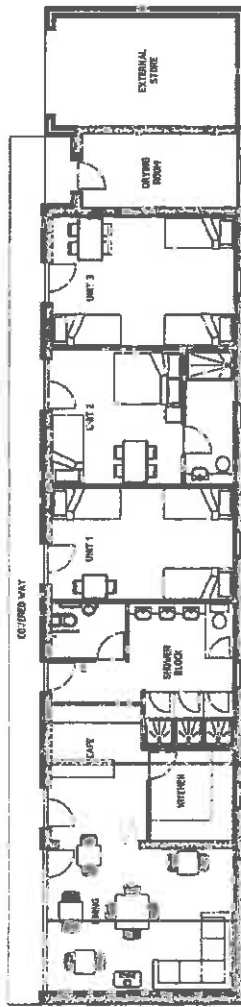
Drawn: D Gray

This drawing is prepared by the agent and should not be relied upon without the prior written consent of Gray Associates Limited. It is only valid for the current Building Regulations application. It is not valid for any other use without the prior written consent of Gray Associates Limited.

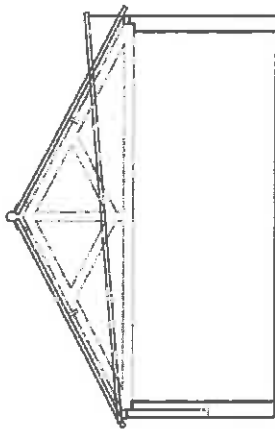




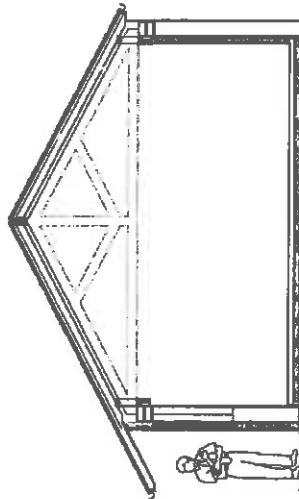
EXISTING FLOOR PLAN (1:100)



PROPOSED FLOOR PLAN (1:100)



EXISTING SECTION (1:50)



PROPOSED SECTION (1:50)

200/0516

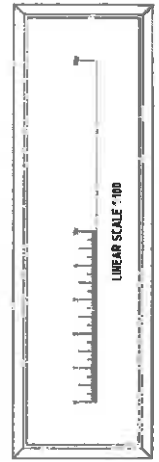


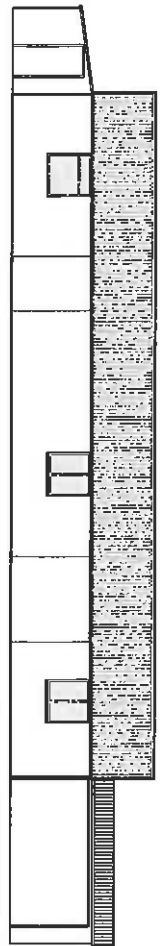
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|---------|---|
| Drawing | Plot Plans & Section Details |
| Title | Conversion of Outbuildings to Built House |
| Scale | 1:50 & 1:100 |
| Date | June 2012 |
| Dwg No. | 200/0516 |
| Drawn | D Gray |

| | |
|----------|------------------------------|
| Client | Jose Soulier & Rebecca Lowes |
| Kingbank | Walton |
| Brampton | CAB 2DH |

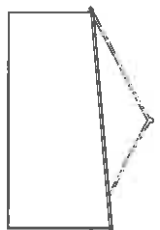
| | |
|---|---|
| Gray Associates Ltd | Architectural & Building Surveying Services |
| Reynolds House, The Square, Oakley, Cambridgeshire CB23 7JH | |
| Tel: 01228 720811 | |
| Email: info@grayassociates.co.uk | |
| Website: www.grayassociates.co.uk | |

| | |
|------------------|------------|
| Revision Details | Issue |
| Rev | Date |
| 1 | 20/06/2012 |

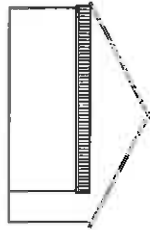




EXISTING WEST ELEVATION



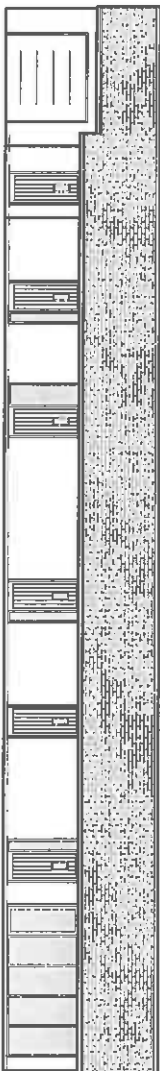
EXISTING SOUTH ELEVATION



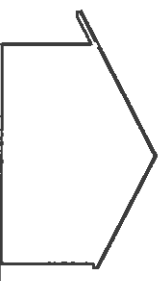
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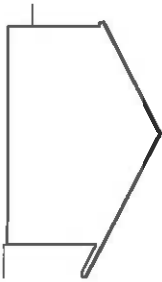
EXISTING EAST ELEVATION



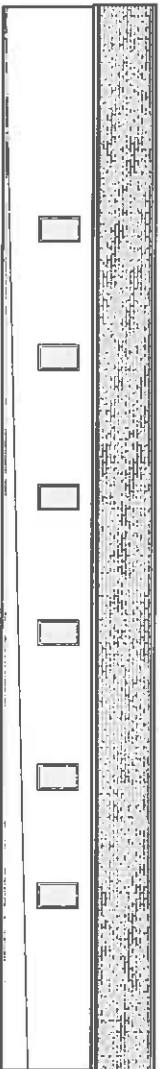
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

Revision Details
Rev. Date. Description. Initials

As per:

GRAY ASSOCIATES LTD

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Email: enquiries@grayassoc.co.uk
Web: www.grayassoc.co.uk

Client:

Joan Scouler & Rebecca Lowes

Kingbank
Walton
Brampton
CA8 2DH

Date: 01/01/2010

Title: Building & Planning Drawings

Subject: Construction of Outbuildings to 2 Unit House

Scale: 1:100

Drawn: Alan Smith

Check: P.J.

Drawn: P.J.

Check: D.G.

SCHEDULE A: Applications with Recommendation

12/0557

Item No: 12

Date of Committee: 17/08/2012

Appn Ref No:
12/0557

Applicant:
Mr R H Percival

Parish:
Stanwix Rural

Date of Receipt:
04/07/2012

Agent:
Jock Gordon

Ward:
Stanwix Rural

Location:

L/A Orchard Gardens, Houghton, Carlisle CA3 0LH

Proposal: Erection Of Detached Bungalow And Detached Garage (Revised Application)

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 Principle of residential development
- 2.2 Scale, siting and design
- 2.3 The impact of the proposal on the living conditions of neighbouring residents
- 2.4 Highway matters

3. Application Details

Introduction

- 3.1 This application seeks Full Planning permission for the erection of detached bungalow on land at Orchard Gardens, Houghton, Carlisle. The site is currently in agricultural use and occupies an area of approximately 400 square metres. The site is located on the western fringe of the village and is bounded to the north, east and west by residential properties. The agricultural land to the south of the proposed dwelling would remain in its current use.

Background

- 3.2 Outline planning permission for residential development was refused in 2006 which included the application site together with a larger parcel of agricultural land to the south. A subsequent appeal was submitted to the Planning Inspectorate where the Inspector considered that the main issue in the determination of the appeal was the development of the greenfield site on the edge of the village. The Inspector accepted that housing on the appeal site could have an acceptable visual and practical relationship with the existing housing in Orchard Gardens but that the site's character being of undeveloped land is part of the landscape setting of Houghton and for this reason the appeal was dismissed.
- 3.3 Whilst the appeal decision from the Planning Inspectorate is a material consideration, there are clear distinctions between the current proposal and the application that was subject of the appeal. The appeal site was much larger in area and given that the proposal was submitted in outline form, could potentially have accommodated numerous dwellings which, as the Inspector noted, would have had a significant impact on the character of the area.
- 3.4 Planning permission was granted in 2009 for the erection of a bungalow on part of the site that was subject to the appeal. The current application seeks consent for a revised scheme which is based on the smaller parcel of land that formed part of the previously approved planning permission.

Proposal

- 3.5 The bungalow would be sited close to the western boundary of the site and would comprise of a living room, kitchen, hall, utility room, a bathroom and 2 ensuite bedrooms. The building would be finished from facing brick with artstone cills under a slate roof. The vehicular access located in the north-east corner of the site that leads from Orchard Gardens. A detached single storey garage would be sited adjacent to the eastern boundary and would be finished from materials to match those of the proposed bungalow. The rear boundary would comprise the hedgerow that aligns the rear boundary of the adjacent property located to the east, no. 2 Orchard Gardens.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of twelve of the neighbouring properties. Two letters of objection from the same household have been received and the following issues have been raised:
1. there has been 8 dwellings erected close to the site in recent years and there are concerns that the drainage system will be unable to cope with further demand. On several occasions, gardens have flooded during wet weather caused by the volume of rainwater backing up from the drainage

- system;
2. an additional dwelling will further increase traffic through Orchard Gardens resulting in potential danger adjacent to existing properties and with the junction on Houghton Road.

5. Summary of Consultation Responses

Stanwix Rural Parish Council: - the following objection has been received:

- the proposed site lies in open countryside outside the boundary of the settlement of Houghton as defined in the Local Plan for Carlisle.
- the proposed development would intrude into open countryside.
- the proposed development would deny access to the field immediately south of the site, thus preventing proper care and maintenance of the land.

This application does not provide any evidence of proven agricultural or forestry need or for an exceptional circumstance which may perhaps support a special need for residential development in this location. Neither is it stated that the proposal is intended to meet a local need. The proposal would establish a precedent which would subsequently make it difficult to refuse similar applications.

The proposal, if approved, would therefore be harmful to a spatial strategy that seeks to direct development to more sustainable locations; and that it contrary to the following guidance and policies PPS1, PPS3 and PPS7 together with Policies CP1, H1, H6 and H7 of the Carlisle District Local Plan.

Cumbria County Council - (Highway Authority): - no objection subject to the imposition of a condition;

United Utilities: - no objection. If possible, this site should be drained on a separate system with only foul drainage connected into the foul sewer.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF) and Policies DP1, CP3, CP5, CP6, CP12, H1 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues.

1. The Principle Of Development

- 6.2 Orchard Gardens is located immediately adjacent and to the east of the application site. A series of semi-detached bungalows characterise the property types in this street. To the west of the application site is a substantial and well-established hedgerow further to the west of which is located a large detached property known as 'Orchard Holme' that was built in 2003. The relationship of the site with its surroundings and the settlement

boundary is illustrated on a location plan reproduced following this report.

- 6.3 The principle of residential development on this site has already been established through the approval of the previous application. Under the changes to the national guidance introduced by the NPPF, the principle of development in locations such as this has been reinforced. Whilst the Parish Council has objected to the principle of development, there is no policy justification to refuse the application based on the principle of development.
- 6.4 In response to the issue of access raised by the Parish Council, an existing vehicular access exists in the southern boundary of the adjacent field and allows for the maintenance of the land. Given the layout of the site, it would not allow for the provision of an access to the remaining land to the rear of the site.

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

- 6.5 The submitted drawings illustrate that the proposed dwelling would be of a similar scale and massing to those of its immediate neighbours and other properties within the immediate vicinity to the east of the application site. The Design and Access Statement, submitted as part of the application, indicates that the proposed materials would also complement the existing dwellings. Furthermore, the proposal would achieve adequate access arrangements, amenity space and off-street parking. The character and appearance of the dwelling would not be disproportionate or obtrusive within the street scene.

3. The Impact Of The Proposal On The Amenities Of Neighbouring Residents

- 6.6 Planning policies require that development proposals should not adversely affect the living conditions of occupiers of residential properties by virtue of inappropriate development, scale or visually intrusiveness.
- 6.7 The detached garage would be located adjacent to the nearest property, number 2 Orchard Gardens. As the development would be a linear continuation of the existing built form, it is not considered that the building would be detrimental to the occupiers of these properties. The bungalow would be sufficient distance from the properties to the north and west and in terms of the latter, would be screened by an existing hedgerow.
- 6.8 Given the orientation of the application site with adjacent properties, the occupiers of these properties would not suffer from an unreasonable loss of daylight or sunlight and due to the siting, scale and design of the property the development would not be over-dominant.

4. Drainage Matters

- 6.9 The occupiers of a neighbouring property has raised concerns about whether the drainage infrastructure can cope with an increase in demand that would result from the development. Members will note that United Utilities has raised no objection.

- 6.10 Following the grant of the previous planning consent, the applicant discharged the relevant planning conditions which included surface water drainage. The proposal involved the construction of a linear drain across the access to drain any surface water that leads from the site. The main discharge from rainwater goods will be by means of a soakaway. It would be appropriate to require these details to be undertaken as part of this consent and condition 3 would achieve this.

5. Other Matters

- 6.11 The development would not result in a significant increase in the number of vehicles through Orchard Gardens or using the junction at Houghton Road. Members will note that the Highway Authority has raised no objection subject to the imposition of a condition requiring the parking area within the site to be made available prior to occupation of the property.
- 6.12 The submitted drawings indicate a hawthorn/ blackthorn hedge would be planted along the rear boundary. Whilst this is acceptable in principle, specific details would be required and it is therefore appropriate to impose a condition requiring the submission of further details.

6. Biodiversity

- 6.13 The Council's GIS Layer has identified that the site is designated as being within the goose/ swan flyway area. As the proposed development would be located between existing buildings, the development would not harm protected species or their habitat; however, an Informative is recommended to be within the prospective Decision Notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

Conclusion

- 6.14 In overall terms, the principle of development has previously been established on the site. The proposal does not adversely affect the living conditions of adjacent properties by poor design, unreasonable overlooking or unreasonable loss of daylight or sunlight. The siting, scale and design of the proposal is considered acceptable and would be well related to the existing built form of the village. In addition, the Highway Authority has raised no objection.
- 6.15 The development would not create a precedent for further applications in the area which, in any case, would have to be considered on their own merits. In all aspects the proposal is considered to be compliant with the objectives of the relevant Local Plan policies.

7. Planning History

- 7.1 Outline planning permission for residential development was refused in 2006.

A subsequent appeal to the planning Inspectorate was dismissed in 2007.

7.2 Full planning permission was granted for the erection of a bungalow and detached garage in 2009.

7.3 A application to discharge the planning conditions attached to the 2009 planning consent was later in granted in 2009.

8. Recommendation: 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 approved documents for this Planning Permission comprise:

1. the Planning Application Form received 4th July 2012;
2. the Location Plan received 3rd July 2012 (Drawing no. 1887/1);
3. the Site Plan received 3rd July 2012 (Drawing no. 1887/2);
4. the Proposed Detached Dwelling Drawing received 3rd July 2012 (Drawing no. 1887/3);
5. the Proposed Garage Drawing received 3rd July 2012 (Drawing no. 1887/4);
6. the Design and Access Statement received 3rd July 2012;
7. the Stage One Desk Top Study – Assessment Of Likelihood Of Contamination Of Proposed Development Site received 4th July 2012;
8. the Hedge Survey Schedule received 4th July 2012;
9. the Notice of Decision; and
10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The materials, landscaping scheme, surface water drainage and hard surface finish shall be in accordance with those details submitted to the Local Planning Authority and discharged under application 09/0912 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the works harmonise as closely as possible with the existing buildings and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

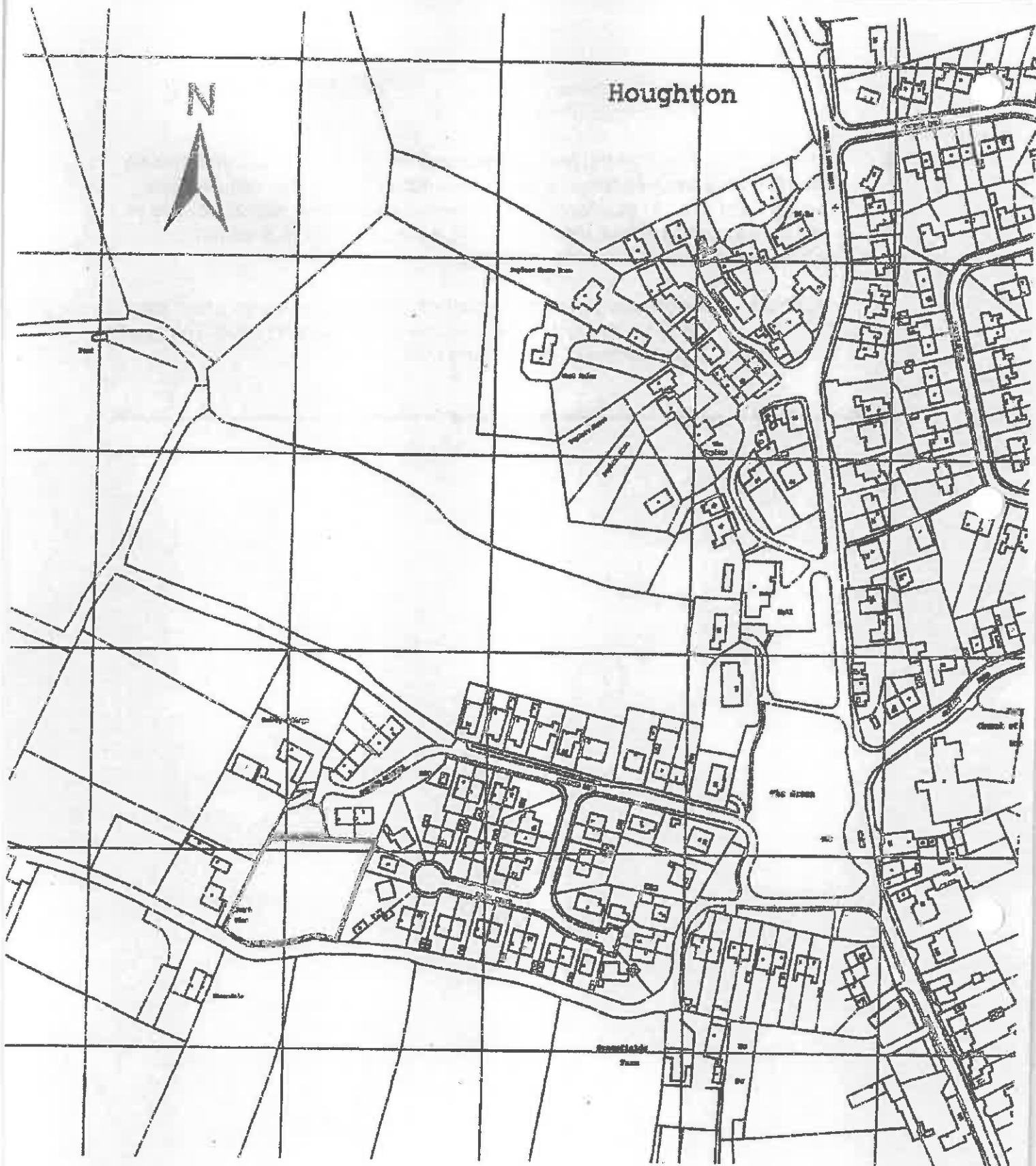
4. All works comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the dwelling.

Reason: To ensure that a satisfactory landscaping scheme is

implemented in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. The development shall not be occupied until the access, turning and parking facilities have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and be capable of use at all times and shall not be removed or altered without the prior written consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8.

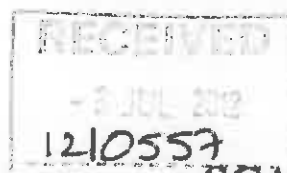


PROPOSED DWELLING - ORCHARD GARDENS - HOUGHTON

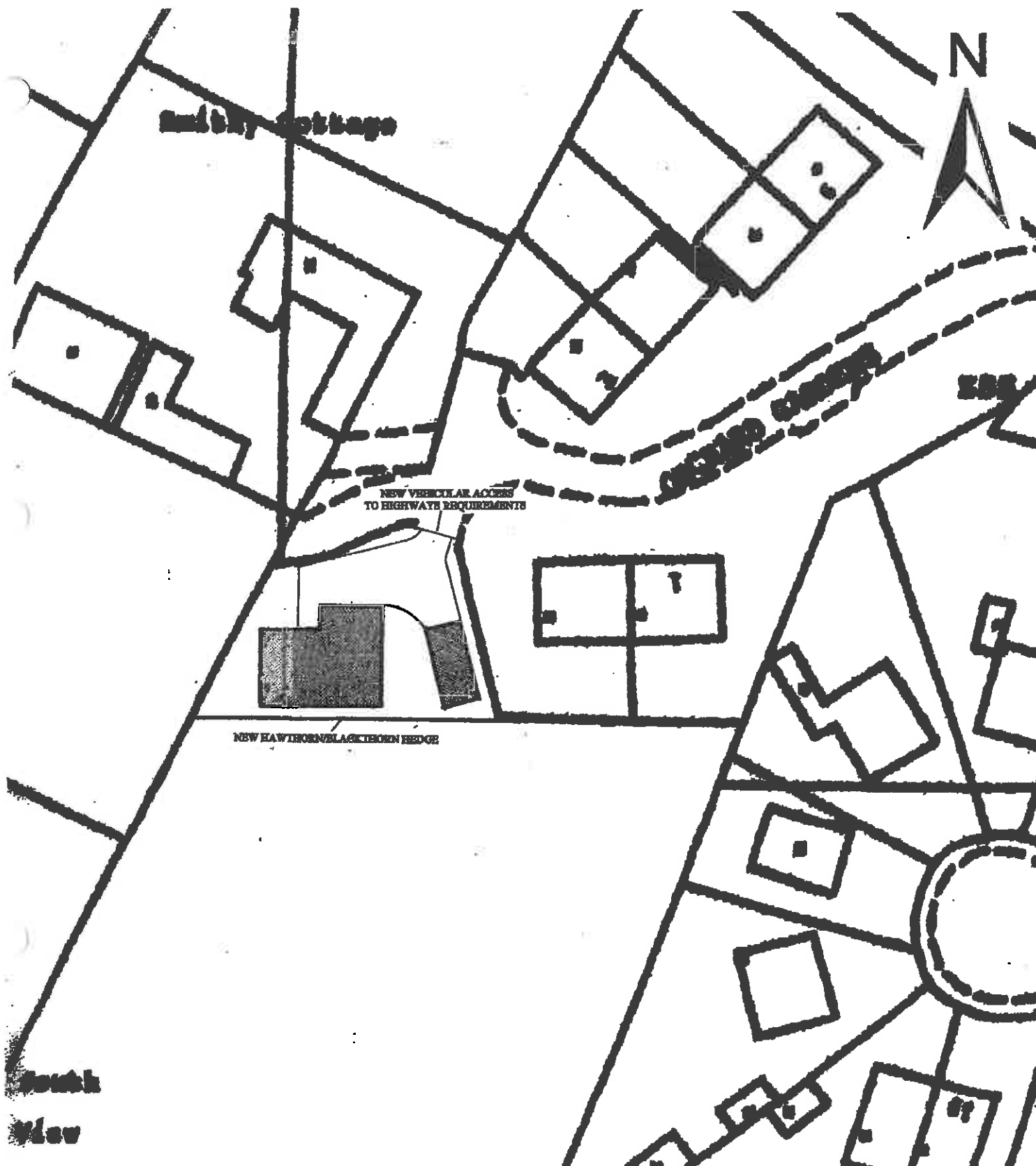
DRG. NO. 1887/1

LOCATION PLAN

302



SCALE : 1-2500

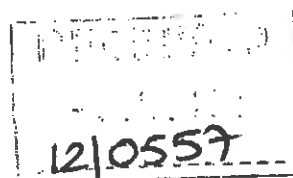


PROPOSED DWELLING - ORCHARD GARDENS - HOUGHTON

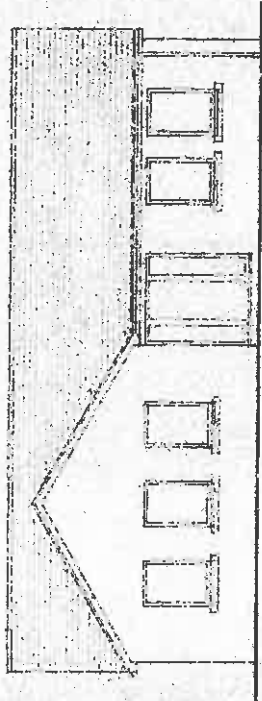
DRG. NO. 1887/2

SITE PLAN

303

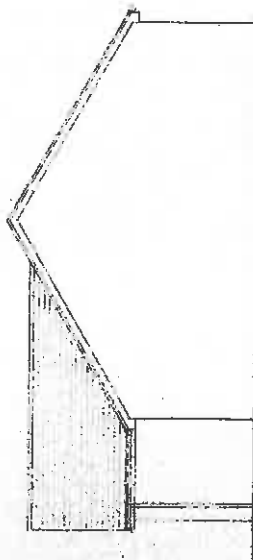


SCALE : 1-500

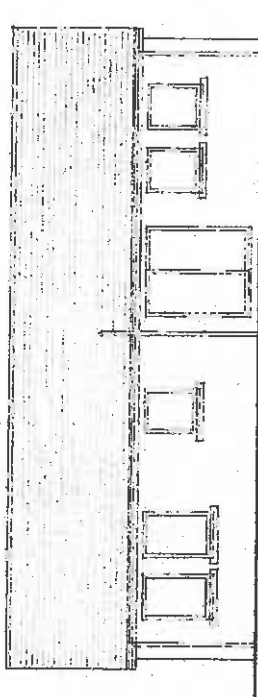


NORTH ELEVATION

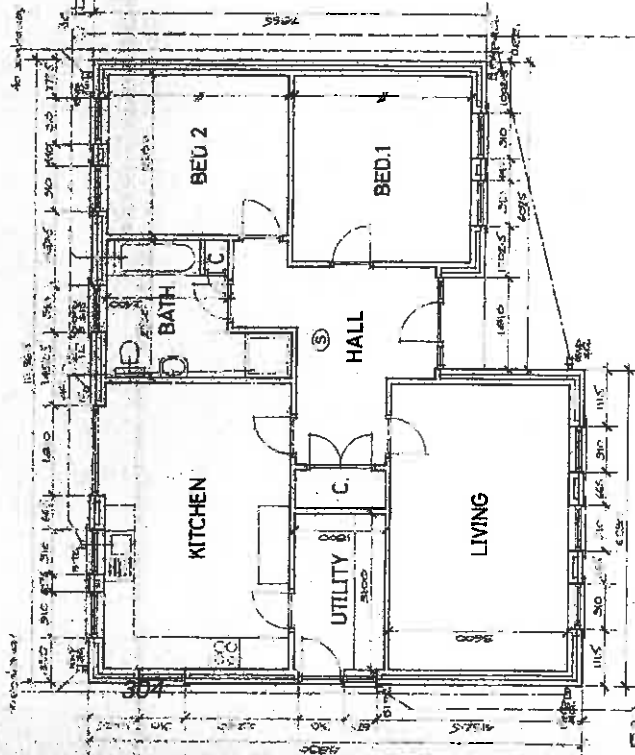
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Siding: Vinyl
Windows: Double Glazed
Doors: Fiberglass



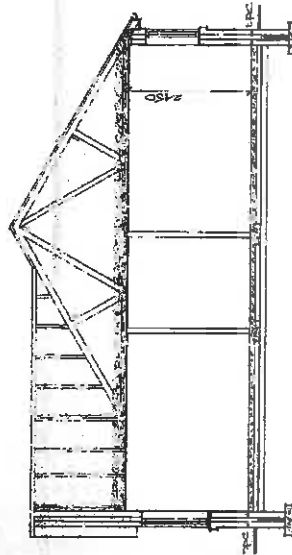
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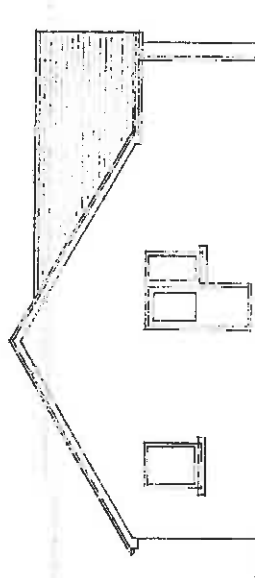
SOUTH ELEVATION



PLAN



SECTION



EAST ELEVATION

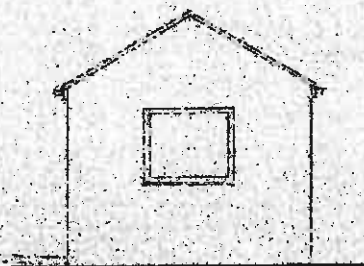
12/05/07

PROPOSED DETACHED DWELLING
LAND AT ORCHARD GARDENS
HOUGHTON

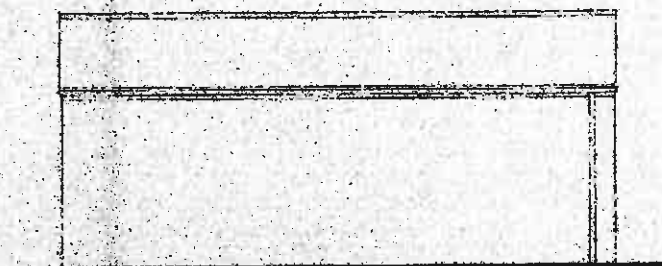
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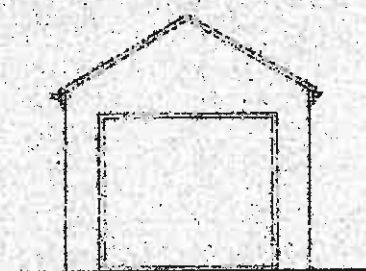
Date: MAY 2009



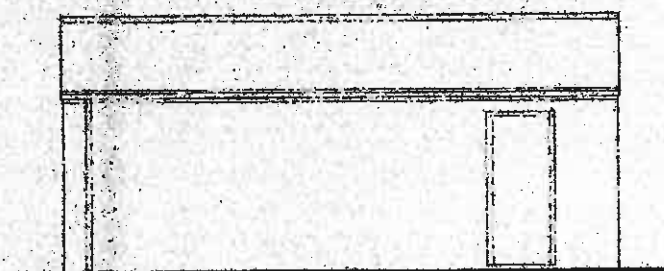
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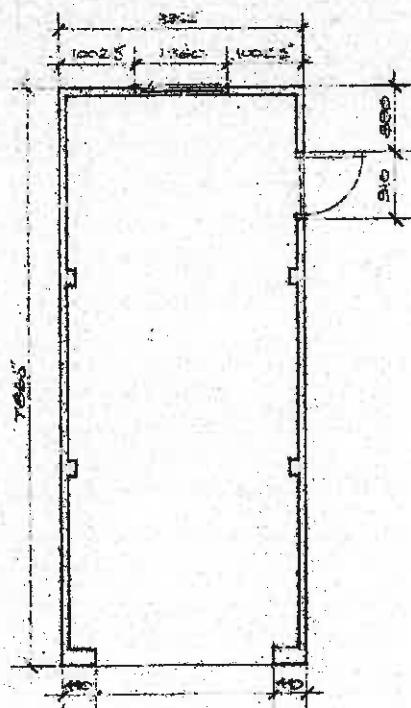
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



PLAN

GARAGE

1210.557

PROPOSED DETACHED DWELLING
LAND AT ORCHARD GARDENS
HOUGHTON

DRG. No. 1887/4

SCALE: 1-50

DATE: MAY 2009

JOCK GORDON
ARCHITECTURAL SERVICES

47 SCOTLAND ROAD
CARLUKE GAS 215

SCHEDULE B

SCHEDULE B

SCHEDULE C

SCHEDULE C

SCHEDULE C: Applications Determined by Other Authorities

Item No: 13

Between 01/01/2011 and 03/08/2012

Appn Ref No:

11/9015

Applicant:

Cumbria County Council

Parish:

Date of Receipt:

13/09/2011

Agent:

Cumbria County Council

Ward:

Belle Vue

Location:

Access into Field No. 6100, Sandsfield Road,
Carlisle, CA2 7RD

Grid Reference:

336536 555891

Proposal: Construction Of Vehicle Crossing With Dropped Kerbs Across A Shared
Footway/Cycleway To Form A Field Access

Amendment:

REPORT

Case Officer: Rebecca Burns

City Council Observations on the Proposal:

Decision: City Council Observation - Raise No Objection **Date:** 03/10/2011

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 13/10/2011

A copy of the Notice of the decision of the Determining Authority is printed following the report.

CUMBRIA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

NOTICE OF PLANNING CONSENT

To: Environment Directorate
Cumbria County Council
Barras Lane
Dalston
Carlisle

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans/drawings attached thereto received on 8 September 2011.

viz: Construction of vehicle crossing with dropped kerbs across a shared footway/cycleway to form a field access

Access into field no. 6100, Sandsfield Road, Carlisle, CA2 7RD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out strictly in accordance with the approved documents, hereinafter referred to as the approved scheme. The approved scheme shall comprise the following:

- a. The submitted Application Form - dated 4 August 2011
- b. Design and Access Statement - August 2011
- c. Plans numbered :
S/00919/1100/SK14 Rev A - Extent of footway crossing
42605/05/713/Am0 - Site plan
- d. The details or schemes approved in relation to conditions attached to this permission.
- e. This Decision Notice

Reason: To avoid confusion as to what comprises the approved scheme and ensure the development is carried out to an approved appropriate standard.

- 3 The access gate shall only open inwards away from the highway.

Reason: In the interests of highway safety.

Dated the 13 October 2011



.....
Signed: Paul Feehily
Assistant Director of Planning & Sustainability
on behalf of the Council.

NOTE

- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Any approval to be given by the Assistant Director of Planning & Sustainability or any other officer of Cumbria County Council shall be in writing.

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

Summary of Reasons For Grant of Planning Permission

- 1 This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
- 2 The key development plan policies taken into account by the County Council before granting permission were as follows:

Carlisle City Council

DP6 – Carlisle Northern Development Route

The line of the proposed Carlisle Northern Development Route will be protected.

**Cumbria Minerals and Waste Development Framework (CMWDF)
Core Strategy (CS) 2009-2020 and Cumbria Minerals and Waste
Development Framework (CMWDF)
Generic Development Control Policies (GDCP) 2009-2020**

No specific policies

- 3 In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development would not impact on highway safety is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 13 October 2011



.....
Signed: Paul Feehily
Assistant Director, Planning & Sustainability
on behalf of the Council.

APPENDIX TO NOTIFICATION OF PLANNING DECISION

This Appendix does not form part of any consent. However, you should take careful notice of the advice given below as it may affect your proposal.

1. Unless specifically exempt by the Waste Management Licensing Regulations 1994, all operations involving "controlled waste", which includes most wastes excluding mine and radioactive waste, requires a Waste Management Licence or Pollution Prevention and Control Permit issued by the Environment Agency. Where your proposal includes the disposal, storage, transfer or treatment of any waste material on the permission site, you should contact the Environment Agency, Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, CA11 9BP (08708 506506), regarding applying for a licence, if you have not already done so. It is a criminal offence to deposit controlled waste and in certain circumstances to store, transfer or treat waste without a licence.
2. Obtaining any planning permission does not imply that any consents or licences required to be obtained from United Utilities plc or the Environment Agency would be granted. You are advised to consult the appropriate body to determine if any such consent or licence may be required.
3. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
4. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.
5. Any application made to the Local Planning Authority for any consent, agreement or approval required by a condition or limitation attached to a grant of planning permission will be treated as an application under Article 30 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and must be made in writing. Applications will be acknowledged and the Local Planning Authority is required to determine them within 8 weeks of receipt unless otherwise agreed in writing. A fee of £85 is payable for each submission (except for mining and landfill sites where fees are chargeable for site visits). A single submission may relate to more than one condition. If the County Council does not make a decision within 12 weeks of the date of submission the fee will be returned.

SCHEDULE C: Applications Determined by Other Authorities

Item No: 14

Between 01/01/2011 and 03/08/2012

Appn Ref No:

11/9017

Applicant:

Mansell
ConstructionServicesLtd

Parish:

Carlisle

Date of Receipt:

27/10/2011

Agent:

Mrs Maggie Mason

Ward:

Harraby

Location:

Jewsons Builder's Merchants, Eastern Way,
Carlisle, Cumbria, CA1 3QZ

Grid Reference:

342072 554611

Proposal: Variation Of Condition 2 (Amended Drawings) Of Previously Approved
Planning Permission 11/9007

Amendment:

REPORT

Case Officer: Rebecca Burns

City Council Observations on the Proposal:

Decision: City Council Observation - Raise No Objection **Date:** 18/11/2011

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 09/12/2011

A copy of the Notice of the decision of the Determining Authority is printed following the report.

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING ACT, 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

NOTICE OF PLANNING CONSENT

To: Cumbria Fire & Rescue Service & Mansell Construction Ltd
County Fire Service HQ
Station Road
Cockermouth

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans/drawings attached thereto received on 18 October 2011.

viz: Section 73 Application to vary Condition 2 of Planning Consent 1/11/9007 to incorporate two radio alerter masts

**Carlisle East Community Fire Station, Former Jewsons Builder's Merchants,
Eastern Way, Harraby, Carlisle, CA1 3QZ**

Subject to due compliance with the following conditions:

1. The development shall be carried out strictly in accordance with the approved documents, hereinafter referred to as the approved scheme. The approved scheme shall comprise the following:
 - a. The 1/10/9005 Application Form – dated 30 April 2010
 - b. The 1/11/9007 Application Form - dated 4 March 2011
 - c. This 1/11/9017 Application Form - dated 18 October 2011
 - d. Carlisle East Design and Access Statement
 - e. Carlisle East Drainage Strategy Report
 - f. CS038242/SK010 Existing Services Plan
 - g. SK-ARUP-JDM-E004 - lighting plan
 - h. Luminaire data - project 208776
 - i. Plans numbered:
 - CE/PB/ARC/099 - Site Location Plan
 - CE/PB/ARC/100 - Existing Site Plan
 - CE/PB/ARC/110 Rev C01 - Proposed Site Plan
 - CE/PB/ARC/310 Rev D - Proposed Elevations
 - CE/PB/ARC/311 Rev CO3 - Proposed Elevations
 - CE/PB/LARC/111 Rev C - Proposed Hard Landscaping plan
 - CE/PB/LARC/112 Rev B - Proposed Soft Landscaping Plan
 - CE/PB/LARC/113 Rev C - Proposed Planting Plan
 - CE-PBS-STR-150 Rev B - Proposed External Drainage Layout
 - CE/PB/CIV/133 Rev P1 - Proposed Retaining Wall Details
 - CE/PB/ARC/201 - Ground Floor Plan
 - CE/PB/ARC/202 - First Floor Plan
 - CE/PB/ARC/203 - Roof Plan
 - CE/PB/ARC/401 - Proposed Typical Sections
 - CE/PB/ARC/402 - Proposed Typical Sections
 - CE/PB/ARC/403 - Proposed Detailed Section 1-1
 - CE/PB/ARC/404 - Proposed Detailed Section 2-2

- CE/PB/ARC/405 - Proposed Detailed Section 3-3
 - CE/PB/ARC/501 - Proposed Fire House Layouts
 - CE/PB/ARC/502 - Proposed Fire House Sections
 - CE/PB/ARC/503 - Proposed Fire House Elevations
 - CE/PB/ARC/504 - Proposed RTC Pad Details
 - CE/PB/ARC/510 - Proposed Drill Yard Canopy Details
 - CE/External Perspective
 - CE/PB/CIV/133 - Drainage Details
 - CE/PB/CIV/134 - Drainage Details
 - CS038242/CC/BB/001 revA - Draft Access Details
 - CS038242/CC/BB/001 revA - Wig-Wag Signs and Lines Details
- j. This Decision Notice

Reason: To avoid confusion as to what comprises the approved scheme and ensure the development is carried out to an approved appropriate standard.

Dated the 09 December 2011



.....
Signed: Paul Feehily
Assistant Director - Planning & Sustainability, Environment Directorate
on behalf of Cumbria County Council.

NOTE

- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Submissions to discharge conditions may require a fee (see Appendix)
- Any approval to be given by the Assistant Director - Planning & Sustainability, or any other officer of Cumbria County Council, shall be in writing.

CUMBRIA COUNTY COUNCIL

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION

1. This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
2. The key development plan policy taken into account by the County Council before granting permission was:

Carlisle District Local Plan 2001-2016

POLICY EC1 - Primary Employment Areas

Within Primary Employment Areas proposals for B1, B2 and B8 uses will be acceptable. Permission will only be given for redevelopment or changes of use within such areas for other purposes where:

1. the existing use of the site adversely affects or could adversely affect adjacent residential properties or the local environment; or
 2. the proposed alternative use provides for needed community building or public amenity space; or
 3. the proposed alternative use is essential for the redevelopment of the majority of the site for employment purposes; and
 4. the alternative development would be appropriate in terms of scale and design to the surrounding area and the amenity of adjacent properties would not be prejudiced.
3. In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan and that there are no material considerations that indicate the decision should be made otherwise. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 09 December 2011



.....
Signed: Paul Feehily
Assistant Director - Planning & Sustainability, Environment Directorate
on behalf of Cumbria County Council.

APPENDIX TO NOTIFICATION OF PLANNING DECISION

This Appendix does not form part of any consent. However, you should take careful notice of the advice given below as it may affect your proposal.

1. Unless specifically exempt by the Waste Management Licensing Regulations 1994, all operations involving “controlled waste”, which includes most wastes excluding mine and radioactive waste, requires a Waste Management Licence or Pollution Prevention and Control Permit issued by the Environment Agency. Where your proposal includes the disposal, storage, transfer or treatment of any waste material on the permission site, you should contact the Environment Agency, Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, CA11 9BP (08708 506506), regarding applying for a licence, if you have not already done so. It is a criminal offence to deposit controlled waste and in certain circumstances to store, transfer or treat waste without a licence.
2. Obtaining any planning permission does not imply that any consents or licences required to be obtained from United Utilities plc or the Environment Agency would be granted. You are advised to consult the appropriate body to determine if any such consent or licence may be required.
3. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
4. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.

SCHEDULE C: Applications Determined by Other Authorities

Item No: 15

Between 01/01/2011 and 03/08/2012

Appn Ref No:
12/9002

Applicant:
The Management
Committee

Parish:
Carlisle

Date of Receipt:
20/02/2012

Agent:
AA Design Services

Ward:
Upperby

Location:
Gilford Centre, Upperby Road, Carlisle, CA2 4JE

Grid Reference:
340894 554001

Proposal: Demolition Of Existing Timber Temporary Classroom And Erection Of
Replacement Modular Classroom

Amendment:

REPORT

Case Officer: Stephen Daniel

City Council Observations on the Proposal:

Decision: City Council Observation - Raise No Objection **Date:** 09/03/2012

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 22/03/2012

A copy of the Notice of the decision of the Determining Authority is printed following the report.

CUMBRIA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

NOTICE OF PLANNING CONSENT

To: The Management Committee
Gillford Centre
Upperby Road
Carlisle

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans/drawings attached thereto received on 11 February 2012.

viz: Demolition of existing timber Temporary Classroom and erection of new Modular Classroom as replacement

Gillford Centre, Upperby Road, Carlisle

Subject to due compliance with the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out strictly in accordance with the approved documents, hereinafter referred to as the approved scheme. The approved scheme shall comprise the following:
 - a. The submitted Application Form – dated 11 February 2012
 - b. Design and Access Statement – Ref.2012/2/1/005 – dated Feb 2012
 - c. Plans numbered:
 - i) 2012/2/1/001 – Existing Site Plan
 - ii) 2012/2/1/002 – Proposed Site Plan
 - iii) 2012/2/1/003 – Plan Section and Elevations
 - iv) 2012/2/1/004 – Site Plan
 - d. Statement regarding Safety/Protection of Existing Trees During the Works – submitted 09 March 2012
 - e. Bat Survey – Report No. TCGS 0312 (March 2012)
 - f. This Decision Notice

Reason: To avoid confusion as to what comprises the approved scheme and ensure the development is carried out to an approved appropriate standard.

Informative

To ensure the Council meets its legal obligations as regards protected species in accordance with Regulation 53 of 'The Conservation of Habitats and Species Regulations 2010'; in the unlikely event that bats are found on site, works should stop immediately and a licensed bat handler consulted for instruction.

Dated the 22 March 2012



.....
Signed: Paul Feehily
Assistant Director of Planning & Sustainability
on behalf of the Council.

NOTE

- You should be aware that the County Planning Authority monitors developments to ensure they are carried out as approved.
- If you are unsure as to any of the requirements of the conditions under which the development may be carried out, or wish to discuss any matter relating to this decision, please contact; Mr Edward Page on 01539 713 424

APPENDIX TO NOTIFICATION OF PLANNING DECISION

This Appendix does not form part of any consent. However, you should take careful notice of the advice given below as it may affect your proposal.

1. Unless specifically exempt by the Waste Management Licensing Regulations 1994, all operations involving “controlled waste”, which includes most wastes excluding mine and radioactive waste, requires a Waste Management Licence or Pollution Prevention and Control Permit issued by the Environment Agency. Where your proposal includes the disposal, storage, transfer or treatment of any waste material on the permission site, you should contact the Environment Agency, Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, CA11 9BP (08708 506506), regarding applying for a licence, if you have not already done so. It is a criminal offence to deposit controlled waste and in certain circumstances to store, transfer or treat waste without a licence.
2. Obtaining any planning permission does not imply that any consents or licences required to be obtained from United Utilities plc or the Environment Agency would be granted. You are advised to consult the appropriate body to determine if any such consent or licence may be required.
3. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
4. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

Summary of Reasons for Grant of Planning Permission

- 1 This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
- 2 The key development plan policies taken into account by the County Council before granting permission were as follows:

Carlisle District Local Plan 2001-2016 (Saved Policies thereof)

Policy CP2 – Biodiveristy

Proposals in both the rural and urban area should not harm the integrity of the biodiversity resource as judged by key nature conservation principles, and proposals should seek to conserve and enhance the biodiversity value of the areas which they affect.

In areas where species protected under national and European legislation are most likely to occur, special account will be given to their presence in the consideration of development proposals.

Policy CP5 – Design

All new development proposals will be assessed against the following design principles.

Proposals should:

1. Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing; ...
5. Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
6. Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
7. Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
8. Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features; ...

Policy CP9 – Development, Energy Conservation and Efficiency

Development proposals should take into account the need for energy conservation and efficiency in their design, layout and materials. The principles should be introduced in the early stages of the design process in order to consider the orientation of buildings to maximise solar gain coupled with high levels of insulation to reduce heating costs. ...

Policy CP15 – Access, Mobility and Inclusion

Development proposals should make provision for easy, safe and inclusive access to, into and within buildings and facilities. The layout and design of developments should meet the requirements of accessibility and inclusion for all potential users regardless of disability, age or gender. The Council will have regard to the following criteria when assessing development proposals:

1. The design of entrances and exits and ease of permeation through and between developments in terms of street furniture, circulation areas and pedestrian routes; ...

Policy LC11 - Educational Needs

Proposals for the development of education facilities should be provided within the existing educational sites as indicated on the Proposals Map. On existing sites, proposals for new buildings should be in close proximity to existing buildings to minimise the visual impact of additional development. Where educational facilities are proposed outside existing sites the location should be close to the intended catchment in order to minimise travel in conjunction with centres listed in policy DP1. Other policies of this Plan will apply dependent upon the proposal and land to be utilised.

- 3 In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 22 March 2012



.....
Signed: Paul Feehily
Assistant Director, Planning & Sustainability
on behalf of the Council.

SCHEDULE C: Applications Determined by Other Authorities

Item No: 16

Between 01/01/2011 and 03/08/2012

Appn Ref No:

12/9004

Applicant:

John Lyon Associates

Parish:

Burgh-by-Sands

Date of Receipt:

26/04/2012

Agent:

Mr Edward Page

Ward:

Burgh

Location:

Burgh by Sands Primary School, Burgh by Sands,
Carlisle, CA5 6AP

Grid Reference:

332740 558831

Proposal: Single Storey Extension And An External Canopy Structure

Amendment:

REPORT

Case Officer: Rebecca Burns

City Council Observations on the Proposal:

Decision: City Council Observation - Raise No Objection

Date: 14/05/2012

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 25/05/2012

A copy of the Notice of the decision of the Determining Authority is printed following the report.

CUMBRIA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

NOTICE OF PLANNING CONSENT

To: Burgh by Sands Primary School
Burgh by Sands
Carlisle

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans/drawings attached thereto received on 23 April 2012.

viz: Single storey extension and an external canopy structure.

Burgh by Sands Primary School, Burgh by Sands, Carlisle, CA5 6AP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out strictly in accordance with the approved documents, hereinafter referred to as the approved scheme. The approved scheme shall comprise the following:

- a. The submitted Application Form - dated 20 April 2012
- b. Design and Access Statement - dated 20 April 2012
- c. Addendum to Design and Access Statement - dated 14 May 2012
- d. Plans numbered:
 - i. Drawing P1 - Site Plan as Proposed
 - ii. Drawing P4 Rev.A - Nursery and Reception Canopy as Proposed
 - iii. Drawing P5 - Classrooms BG03/014 - As Proposed (Resource)
- e. This Decision Notice

Reason: To avoid confusion as to what comprises the approved scheme and ensure the development is carried out to an approved appropriate standard.

Dated the 25 May 2012



.....
Signed: Paul Feehily
Assistant Director of Planning & Sustainability
on behalf of the Council.

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

Summary of Reasons for Grant of Planning Permission

- 1 This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
- 2 The key development plan policies taken into account by the County Council before granting permission were as follows:

Carlisle District Local Plan 2001-2016 (Saved Policies thereof)

Policy CP5 – Design

Policy CP17 – Planning Out Crime

Policy LC11 - Educational Needs

- 3 In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 25 May 2012



.....
Signed: Paul Feehily
Assistant Director, Planning & Sustainability
on behalf of the Council.

APPENDIX TO NOTIFICATION OF PLANNING DECISION

This Appendix does not form part of any consent. However, you should take careful notice of the advice given below as it may affect your proposal.

1. Unless specifically exempt by the Waste Management Licensing Regulations 1994, all operations involving “controlled waste”, which includes most wastes excluding mine and radioactive waste, requires a Waste Management Licence or Pollution Prevention and Control Permit issued by the Environment Agency. Where your proposal includes the disposal, storage, transfer or treatment of any waste material on the permission site, you should contact the Environment Agency, Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, CA11 9BP (08708 506506), regarding applying for a licence, if you have not already done so. It is a criminal offence to deposit controlled waste and in certain circumstances to store, transfer or treat waste without a licence.
2. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
3. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.

SCHEDULE C: Applications Determined by Other Authorities

Item No: 17

Between 01/01/2011 and 03/08/2012

Appn Ref No:

12/9005

Applicant:

Mr Brian Durham

Parish:

St Cuthberts Without

Date of Receipt:

03/05/2012

Agent:

Mr Edward Page

Ward:

Dalston

Location:

Stoneraise School, Stoneraise, Durdar, Carlisle,
Cumbria, CA5 7AT

Grid Reference:

340242 549935

Proposal: External Packaged Plant Room Within Fenced Compound To Supply
New Heating System

Amendment:

REPORT

Case Officer: Rebecca Burns

City Council Observations on the Proposal:

Decision: City Council Observation - Raise No Objection **Date:** 21/05/2012

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 10/07/2012

A copy of the Notice of the decision of the Determining Authority is printed following the report.

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING ACT, 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

NOTICE OF PLANNING CONSENT

To: Cumbria County Council
The Parkhouse Building
Kingmoor Business Park
Carlisle

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans/drawings attached thereto received on 26 April 2012.

viz: External packaged plant room within fenced compound to supply new heating system

Stoneraise School, Stoneraise, Durdar, Carlisle

Subject to due compliance with the following conditions:

Time Limits for Implementation

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved Documents

2. The development shall be carried out strictly in accordance with the approved documents, hereinafter referred to as the approved scheme. The approved scheme shall comprise the following:
 - a. The submitted Application Form – dated 25 April 2012
 - b. Design and Access Statement – dated 30 May 2012
 - c. Plans numbered and named:
 - i) 47060728-SPS003 – Floor Plans and Roof Plan as Proposed
 - ii) 47060728-SPS004-RevB – Elevations as Proposed
 - iii) 47060728-SPS005 - Site Plan and Location Map
 - d. Carlisle City Council Biomass Boiler Information Request Form – Received 12 June 2012
 - e. This Decision Notice

Reason: To avoid confusion as to what comprises the approved scheme and ensure the development is carried out to an approved appropriate standard.

Fuel Quality

3. The biomass boiler shall only be operated using clean wood pellets that comply with a recognised fuel quality standard (such as CEN/TS 14961:2005 or EN14961:2010). A statement confirming this must be obtained from the fuel supplier with each delivery and kept on record for up to six years.

Reason: To reduce the environmental impact of any fuel burnt.

INFORMATIVE

Boiler Maintenance

Prior to the biomass boiler coming into operational use the school should enter into, and maintain for the life of the boiler, a maintenance/servicing contract with a bona-fide biomass boiler servicing contractor. The school and contractor should produce a written copy of an annual schedule of maintenance detailing routines for the removal of ash, inspection and maintenance of particulate arrestment equipment, boiler servicing and stack cleaning. The schedule should also be in accordance with the boiler manufacturers' maintenance manual. All maintenance actions should be logged against this when they are undertaken.

Dated the 10 July 2012



.....
Signed: Paul Feehily

Assistant Director - Planning & Sustainability, Environment Directorate
on behalf of Cumbria County Council.

NOTE

- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Any approval to be given by the Assistant Director - Planning & Sustainability, or any other officer of Cumbria County Council, shall be in writing.

CUMBRIA COUNTY COUNCIL

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION

- 1 This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
- 2 The key development plan policies taken into account by the County Council before granting permission were as follows:

Carlisle District Local Plan 2001-2016 (Saved Policies thereof)

Policy CP5 – Design

All new development proposals will be assessed against the following design principles. Proposals should:

1. Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing; ...
4. Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development; ...
8. Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features; ...

POLICY CP8 Renewable Energy

Proposals for renewable energy will be favourably considered provided that all of the following criteria are satisfied:

1. there is no unacceptable visual impact on the immediate and wider landscape and townscape;
2. there is no adverse impact on biodiversity;
3. any new structures would be sensitively incorporated into the surrounding landscape/ townscape and/or habitat and respect the local landscape character;
4. measures are taken to mitigate any noise, smell or other nuisance or pollutants likely to affect nearby occupiers, amenities and/or neighbouring land uses;
5. any waste arising as a result of the development is minimised and dealt with using a suitable means of disposal;
6. there would be no unacceptable levels of harm to features designated as of local, national or international importance;
7. adequate provision can be made for access and parking and the potential impact on the road network;
8. there would be no unacceptable conflict with any existing recreational facilities or routes;
9. there would be no unacceptable cumulative effects when proposals are considered together with any extant planning approvals or other existing renewable energy developments.

POLICY CP13 Pollution

Development will not be permitted where it would generate, either during construction or on completion, significant levels of pollution (from contaminated substances, odour, noise, dust, vibration, light, heat) which cannot be satisfactorily mitigated within the development proposal or by means of planning conditions.

Policy LC11 - Educational Needs

Proposals for the development of education facilities should be provided within the existing educational sites as indicated on the Proposals Map. On existing sites, proposals for new buildings should be in close proximity to existing buildings to minimise the visual impact of additional development. Where educational facilities are proposed outside existing sites the location should be close to the intended catchment in order to minimise travel in conjunction with centres listed in policy DP1. Other policies of this Plan will apply dependent upon the proposal and land to be utilised.

Cumbria and Lake District Joint Structure Plan 2001-2016

Saved Policies (2001 – 2016) [- Adopted April 2006]

Policy R44 - Renewable energy outside the Lake District National Park and AONBs

Outside the Lake District National Park and AONBs proposals for renewable energy, including any ancillary infrastructure or buildings will be favourably considered if:

1. there is no significant adverse effect on the landscape character, biodiversity and the natural and built heritage of the area either individually or cumulatively through their relationship with other utility infrastructure,
2. there is no significant adverse effect on local amenity, the local economy, highways or telecommunications,
3. the proposal takes all practicable measures to reduce any adverse impact on landscape, environmental, nature conservation, historical and local community interests.

In considering applications for planning permission in relation to the above criteria, and other policies in this plan, the environmental, economic and energy benefits of renewable energy proposals should be given significant weight.

...

- 3 In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 10 July 2012



.....330.....

Signed: Paul Feehily

Assistant Director - Planning & Sustainability, Environment Directorate
on behalf of Cumbria County Council.

APPENDIX TO NOTIFICATION OF PLANNING DECISION

This Appendix does not form part of any consent. However, you should take careful notice of the advice given below as it may affect your proposal.

1. Unless specifically exempt by the Waste Management Licensing Regulations 1994, all operations involving “controlled waste”, which includes most wastes excluding mine and radioactive waste, requires a Waste Management Licence or Pollution Prevention and Control Permit issued by the Environment Agency. Where your proposal includes the disposal, storage, transfer or treatment of any waste material on the permission site, you should contact the Environment Agency, Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, CA11 9BP (08708 506506), regarding applying for a licence, if you have not already done so. It is a criminal offence to deposit controlled waste and in certain circumstances to store, transfer or treat waste without a licence.
2. Obtaining any planning permission does not imply that any consents or licences required to be obtained from United Utilities plc or the Environment Agency would be granted. You are advised to consult the appropriate body to determine if any such consent or licence may be required.
3. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
4. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.
5. Any application made to the Local Planning Authority for any consent, agreement or approval required by a condition or limitation attached to a grant of planning permission will be treated as an application under Article 30 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and must be made in writing. Applications will be acknowledged and the Local Planning Authority is required to determine them within 8 weeks of receipt unless otherwise agreed in writing. A fee of £85 is payable for each submission (except for mining and landfill sites where fees are chargeable for site visits). A single submission may relate to more than one condition. If the County Council does not make a decision within 12 weeks of the date of submission the fee will be returned.

SCHEDULE C: Applications Determined by Other Authorities

Item No: 18

Between 01/01/2011 and 03/08/2012

Appn Ref No:

12/9006

Applicant:

Mr Colin Jefferson

Parish:

Carlisle

Date of Receipt:

31/05/2012

Agent:

Economy Culture &
Environment

Ward:

Castle

Location:

Trinity School, Strand Road, Carlisle, CA1 1JB

Grid Reference:

340353 556210

Proposal: Prior Notification Of Demolition Of Campbell Building And Carlisle
Building

Amendment:

REPORT

Case Officer: Richard Maunsell

City Council Observations on the Proposal:

Decision: City Council Observation - Raise No Objection **Date:** 22/06/2012

Decision of: Cumbria County Council

Decision Type: Determination - Approved

Date: 22/06/2012

A copy of the Notice of the decision of the Determining Authority is printed following the report.

CUMBRIA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
– PART 31 (DEMOLITION OF BUILDINGS)

NOTICE OF DETERMINATION

To: Cumbria County Council
Portland Square
Carlisle

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby grant prior approval for the proposed demolition works described in your application and on the documents and plans/drawings attached thereto received on 28 May 2012.

viz: Prior Approval of Demolition of previous extensions on the east side of the Campbell Building and north side of the Carloli Building

Trinity School, Strand Road, Carlisle, Cumbria, CA1 1JB

Subject to due compliance with the following conditions:

1. The demolition and reinstatement works hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with 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 carried out strictly in accordance with the approved documents, hereinafter referred to as the approved scheme. The approved scheme shall comprise the following:

- a. The submitted Application Form – signed and dated 18 May 2012.
- b. The Demolition Method Statement - dated 21 May 2012.
- c. The Report on Identified Trees Report No. THC/2012/05/04 AS -dated 5 May 2012
- d. The Tree Protection Plan - dated May 2012-06-18
- e. The Bat Survey Report No. 120405/02.1 – dated May 2012
- f. Drawings numbered
 - SP (90) 01 PL3 - Demolition Location Plan
 - EL (20) 01 PL1 – Carloli Building existing elevations
 - EL (20) 02 PL1 – Carloli Building proposed elevations
 - EL (20) 03 PL1 – Campbell Building existing elevations
 - EL (20) 04 PL1 – Campbell Building proposed elevations after Phase 1 demolitions.
 - PL (20) 01 PL1 – Campbell Building existing floor plans
 - PL (20) 02 PL3 – Carloli Building existing ground floor plan
 - PL (20) 10 PL4 – Carloli Building proposed demolition
 - PL (20) 11 PL1 – Campbell Building proposed ground floor after Phase 1 demolitions.
- e. This Decision Notice

Reason: To avoid confusion as to what comprises the approved scheme and ensure the development is carried out to an approved appropriate standard.

3. No demolition or construction activity, including the loading or transportation of materials or operation of plant or machinery, shall take place on site outside the hours:

08.00 to 17.30 hours Mondays to Fridays

No demolition or construction activity shall take place on Sundays or on Bank or Public Holidays.

Reason: To ensure that no operations take place during the construction period outside normal working hours that would lead to an unacceptable impact upon the amenity of local residents.

4. No demolition shall take place until the mitigation detailed in paragraphs 5.2.1 and 5.2.2 of the Bat Survey Report– 120405/02.1 – dated May 2012 has been implemented.

Reason: To ensure that no harm comes to protected species.

5. No trees within the application site shall be felled other than the tree defined as T13 in Report THC/2012/05/04.

Reason: To ensure that trees on site are adequately protected in accordance with Carlisle Local Plan Policy CP5.

6. No demolition shall take place until the tree root protection fences detailed in the Tree Protection Plan dated May 2012 have been erected. The protective fencing around the root protection areas so detailed shall remain in place throughout the demolition process and no storage of plant or materials shall take place within the fenced area.

Reason: To ensure that trees on site are adequately protected in accordance with Carlisle Local Plan Policy CP5.

7. No demolition shall take place until a plan reserving adequate land for the parking of vehicles engaged in demolition operations has been submitted to, and approved in writing by, the local planning authority. This land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the demolition works.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users. To support Local Transport Plan Policies LD8

8. No demolition shall take place until details of the external materials for the new gable end wall referred to in Drawing PL (20) 10 PL4 have been submitted to, and approved in writing by, the local planning authority. Following such approval the wall shall be completed in accordance with the approved plan and the external materials so approved.

Reason: In the interests of visual amenity in accordance with Carlisle Local Plan Policy CP5.

9. Grass seeding shall be undertaken in the first available sowing season after the leveling of the site. Any area of restored land which is affected by surface ponding or by local settlement shall be regraded. Any areas of seeding that die, are seriously damaged or become diseased shall be replaced in the nearest available planting season (October to March inclusive).

Reason: To ensure satisfactory restoration of the site and improve the appearance of the site in the interest of visual amenity and the amenity of the local area

Informative

The Applicant should be advised that the existing vehicular access footway crossing is not heavy duty. Any damage to the existing footway crossing for access to the development site for the demolition works must be made good by the developer. Any remediation works to the vehicular access and footway crossing will necessitate the Applicant obtaining a Section 184 licence from the Highways Authority.

The applicant is also advised that a 1130mm diameter public sewer at a depth of 6.90 metres crosses this site. Care should be taken during demolition not to damage or alter the level of cover to the sewer. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems

Dated the 22 June 2012



.....
Signed: Paul Feehily
Assistant Director of Planning & Sustainability
on behalf of the Council.

NOTE

- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Any approval to be given by the Assistant Director of Planning & Sustainability or any other officer of Cumbria County Council shall be in writing.

CUMBRIA COUNTY COUNCIL

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 – PART 31 (DEMOLITION OF BUILDINGS)

Summary of Reasons for Granting of Prior Approval

- 1 This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
- 2 The key development plan policies taken into account by the County Council before granting permission were as follows:

Draft National Planning Policy Framework (July 2011)

Paragraphs 163-164

163. The Government's objective is that planning should help to deliver a healthy natural environment for the benefit of everyone and safe places which promote wellbeing.
164. To achieve this objective, the planning system should aim to conserve and enhance the natural and local environment by:
- Protecting valued landscapes
 - Minimising impacts on biodiversity and providing net gains in biodiversity, where possible; and
 - preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of land, air, water or noise pollution or land instability.

Paragraph 169

169. When determining planning applications in accordance with the Local Plan and the presumption in favour of sustainable development, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:
- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused
- ...

PPS9: Biodiversity and Geological Conservation (August 2005)

Biodiversity within Developments (Paragraph 14)

14. Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around developments, using planning obligations where appropriate.

Species Protection (Paragraphs 15-16)

15. Many individual wildlife species receive statutory protection under a range of legislative provisions, 7 and specific policies in respect of these species should not be included in local development documents (see also Part IV of ODPM/Defra Circular, ODPM 06/2005, Defra 01/2005).

16. Other species have been identified as requiring conservation action as species of principal importance for the conservation of biodiversity in England.⁸ Local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents. Planning authorities should ensure that these species are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. Planning authorities should refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm.

Carlisle Local Plan 2001-2016

POLICY CP5 - Design

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;
 - 2 Take into consideration any important landscape or topographical features and respect local landscape character;
 - 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
 - 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well-integrated, successful and attractive development;
 - 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
 - 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
 - 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
 - 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
 - 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.
- 3 In summary, the reasons for granting permission for demolition are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the conditions included in the notice of consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 22 June 2012



.....
Signed: Paul Feehily
Assistant Director, Planning & Sustainability
on behalf of the Council.

APPENDIX TO NOTIFICATION OF PLANNING DECISION

This Appendix does not form part of any consent. However, you should take careful notice of the advice given below as it may affect your proposal.

1. Unless specifically exempt by the Waste Management Licensing Regulations 1994, all operations involving "controlled waste", which includes most wastes excluding mine and radioactive waste, requires a Waste Management Licence or Pollution Prevention and Control Permit issued by the Environment Agency. Where your proposal includes the disposal, storage, transfer or treatment of any waste material on the permission site, you should contact the Environment Agency, Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, CA11 9BP (08708 506506), regarding applying for a licence, if you have not already done so. It is a criminal offence to deposit controlled waste and in certain circumstances to store, transfer or treat waste without a licence.
2. Obtaining any planning permission does not imply that any consents or licences required to be obtained from United Utilities plc or the Environment Agency would be granted. You are advised to consult the appropriate body to determine if any such consent or licence may be required.
3. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
4. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.
5. Any application made to the Local Planning Authority for any consent, agreement or approval required by a condition or limitation attached to a grant of planning permission will be treated as an application under Article 30 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and must be made in writing. Applications will be acknowledged and the Local Planning Authority is required to determine them within 8 weeks of receipt unless otherwise agreed in writing. A fee of £85 is payable for each submission (except for mining and landfill sites where fees are chargeable for site visits). A single submission may relate to more than one condition. If the County Council does not make a decision within 12 weeks of the date of submission the fee will be returned.

SCHEDULE C: Applications Determined by Other Authorities

Item No: 19

Between 01/01/2011 and 03/08/2012

Appn Ref No:

11/9001

Applicant:

North West Recycling Ltd

Parish:

Rockcliffe

Date of Receipt:

22/03/2011

Agent:

Cumbria County Council

Ward:

Longtown & Rockcliffe

Location:

Unit A, Kingmoor Park Rockcliffe Estate, Rockcliffe,
Carlisle, CA6 4RW

Grid Reference:

336417 560788

Proposal: Variation Of Conditions 17, 19 And 20 Of Planning Application
Ref:09/9002

Amendment:

REPORT

Case Officer: Richard Maunsell

City Council Observations on the Proposal:

Decision: City Council Observation - Observations

Date: 21/04/2011

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 22/06/2011

A copy of the Notice of the decision of the Determining Authority is printed following the report.

SCHEDULE C: Applications Determined by Other Authorities

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING ACT, 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

NOTICE OF PLANNING CONSENT

To: North West Recycling Ltd
Unit A, Rockcliffe Estate
Kingmoor Park
Carlisle

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans/drawings attached thereto received on 10 March 2011.

**viz: Variation of conditions 17, 19 and 20 of planning application ref: 1/09/9002
Unit A, Rockcliffe Estate, Kingmoor Park, Carlisle, CA6 4RW**

Subject to due compliance with the following conditions:

- 1 The development shall be carried out strictly in accordance with the approved documents, hereinafter referred to as the approved scheme. The approved scheme shall comprise the following:
 - a. The submitted Application Form – dated 20 December 2010
 - b. Report ENW103 - dated January 2009
 - c. Great Crested Newt Method Statement V 2_dated April 30th 2009
 - d. Lorry routeing agreement – dated 4 August 2009
 - e. Supporting Statement to this application – dated 14 December 2010
 - f. Plans numbered:

| | |
|-------------|--|
| ENW103/3/01 | Site Location Plan |
| ENW103/3/03 | Site Layout |
| ENW103/3/04 | Proposed Elevations |
| D1 Rev F | Additional car parking and perimeter fence |
| NWR3 | dated 5 May 2011 |
 - g. This Decision Notice

The approved scheme shall be implemented in full.

Reason: To avoid confusion as to what comprises the approved scheme and ensure the development is carried out to an approved appropriate standard.

- 2 No operations, including the loading or transportation of materials or operation of plant or machinery, shall take place on site outside the hours:
 - 07.00 to 18.00 hours Mondays to Fridays
 - 07.00 to 15.00 hours on Saturdays.

No loading or transportation of materials, or operations of plant or machinery shall take place on Sundays or on Bank or Public Holidays.

However this condition shall not operate so as to prevent the carrying out, outside these hours, of essential maintenance to plant and machinery used on site.

Reason: To ensure that no operations hereby permitted take place outside normal working hours which would lead to an unacceptable impact upon the amenity of local residents.

- 3 All plant, machinery and vehicles used on site shall be effectively silenced at all times and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenity of local residents by ensuring that the noise generated in their operation is minimised and so does not constitute a nuisance outside the boundaries of the site.

- 4 All vehicles under the site operators control that are fitted with reversing alarms shall use a white noise type.

Reason: To safeguard the amenity of local residents by ensuring that the noise generated in their operation is minimised and so does not constitute a nuisance outside the boundaries of the site.

- 5 All vehicles used to transport materials into or from the site onto the public highway shall be sheeted or otherwise covered.

Reason: In the interest of local amenity and highway safety and to prevent release of litter on to neighbouring properties.

- 6 Any litter arising outside the building shall be cleared daily.

Reason: In the interest of local amenity and to prevent release of litter on to neighbouring properties.

- 7 All excavation within the tree root areas shown on plan D1e shall be carried out using methods for construction in the vicinity of existing trees as approved in BS 5837:2005 "Trees in relation to construction".

Reason: To minimise the environmental impact of the development in accordance with MWDF Policy 2.

- 8 Neither the car parking area nor the extended bale storage areas shown in drawing D1 Rev F shall come into use until the 3m high close boarded wooden fences on the western and eastern boundaries of the site have been completed in accordance with the approved scheme.

Reason: In the interests of visual amenity.

- 9 No skips shall be stacked in front of the western elevation of the waste processing shed. Skips shall not be stacked more than 4 high in any area of the site.

Reason: To minimise the visual impact of the development.

- 10 Stockpiles of aggregate intended for sale or other disposal outside the site shall not be stocked except where shown on the approved plan ENW103/3/303. Stockpiles of aggregates shall not exceed 4 metres in height.

Reason: To minimise the visual impact of the development in accordance with MWDF Policy 2.

- 11 Baled materials shall not be stored except where shown on the approved plan D1 Rev F. External storage of baled materials shall not exceed 3m in height.

Reason: To minimise the visual impact of the development in accordance with MWDF Policy 2.

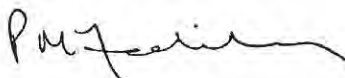
- 12 No external storage of waste materials shall take place except where shown on the approved plans defined in condition 10 and 11.

Reason: To minimise the visual impact of the development in accordance with MWDF Policy 2.

- 13 The doors to the waste reception area on the east elevation shall be closed following each waste delivery unless a further waste delivery is scheduled to arrive within the following 30 minutes.

Reason: To minimise the impact of odour from the development in accordance with MWDF Policy 2.

Dated the 22 June 2011



.....
Signed: Paul Feehily
Assistant Director - Planning & Sustainability, Environment Directorate
on behalf of Cumbria County Council.

NOTE

- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Submissions to discharge conditions may require a fee (see Appendix)
- Any approval to be given by the Assistant Director - Planning & Sustainability, or any other officer of Cumbria County Council, shall be in writing.

CUMBRIA COUNTY COUNCIL

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION

- 1 This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
- 2 The key development plan policies taken into account by the County Council before granting permission were as follows:

**Cumbria Minerals and Waste Development Framework (MWDF) -
Generic Development Control Policies 2009-2020**

Policy DC 2 – General Criteria

Minerals and Waste proposals must, where appropriate, demonstrate that:

- a. noise levels, blast vibration and air over-pressure levels would be within acceptable limits,
- b. there will be no significant degradation of air quality (from dust and emissions),
- c. public rights of way or concessionary paths are not adversely affected, or if this is not possible, either temporary or permanent alternative provision is made,
- d. carbon emissions from buildings, plant and transport have been minimised,
- e. issues of ground stability have been addressed.

Considerations will include:

- the proximity of sensitive receptors, including impacts on surrounding land uses, and protected species,
- how residual and/or mineral wastes will be managed,
- the extent to which adverse effects can be controlled through sensitive siting and design, or visual or acoustic screening,
- the use of appropriate and well maintained and managed equipment,
- phasing and duration of working,
- progressive restoration,
- hours of operations,
- appropriate routes and volumes of traffic, and
- other mitigation measures.

- 3 In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 22 June 2011



.....
Signed: Paul Feehily,
Assistant Director - Planning & Sustainability, Environment Directorate
on behalf of Cumbria County Council.

SCHEDULE D

SCHEDULE D

SCHEDULE E

SCHEDULE E

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 30/06/2012 and 03/08/2012

Appn Ref No:
11/1060

Applicant:
Maris Properties Ltd

Parish:

Date of Receipt:
14/12/2011

Agent:

Ward:
Belah

Location:
The Spice Enterprise, Briar Bank, Carlisle, CA3
9SN

Grid Reference:
339051 557894

Proposal: Demolition Of Existing Building And Erection Of 14no. Linked Properties
Including Off Street Parking And Gardens

Amendment:

Decision: Granted Subject to Legal Agreement

Date: 01/08/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0147

Applicant:
Mr & Mrs Forsyth

Parish:
Wetheral

Date of Receipt:
24/02/2012

Agent:
Green Planning Solutions
LLP

Ward:
Wetheral

Location:
Washbeck Paddock, Broomfallen Road, Scotby,
Carlisle, CA4 8DE

Grid Reference:
343906 554078

Proposal: Change Of Use Of Land For The Stationing Of 1No. Mobile Home And
1No. Touring Caravan For Residential Purposes For 1No. Gypsy Pitch
Together With The Formation Of Additional Hard Standing, Stable Block
And Utility/Dayroom Ancillary To That Use (Retrospective)

Amendment:

Decision: Refuse Permission

Date: 02/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

12/0178 Miss Abdul-Sahib Carlisle

Date of Receipt: 27/03/2012 **Agent:** **Ward:** Castle

Location: 11-13 Brunswick Street, Carlisle, CA1 1PB **Grid Reference:** 340565 555616

Proposal: Change Of Use From Offices To Student Accommodation

Amendment:

Decision: Grant Permission

Date: 04/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No: 12/0330 **Applicant:** AP and J Brown LTD **Parish:** Wetheral

Date of Receipt: 20/04/2012 16:00:28 **Agent:** Brian Child **Ward:** Wetheral

Location: Land Adjacent The Beeches, Plains Road, Wetheral, Carlisle, CA4 8LE **Grid Reference:** 346211 555385

Proposal: Erection Of 2No. Apartments

Amendment:

Decision: Grant Permission

Date: 13/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No: 12/0333 **Applicant:** Fawton Holdings Limited **Parish:** Carlisle

Date of Receipt: 06/06/2012 **Agent:** Cirrus Management Services **Ward:** Castle

Location: 14 Lowther Street, Carlisle, CA3 8DA **Grid Reference:** 340272 555798

Proposal: Renewal Of Existing Sash Windows To Rear Elevation (LBC)

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 01/08/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0341

Applicant:
Hyde Harrington

Parish:
Carlisle

Date of Receipt:
10/05/2012

Agent:

Ward:
Botcherby

Location:
Alexandria House, 3A Wavell Drive, Rosehill
Industrial Estate, Carlisle, CA1 2ST

Grid Reference:
342704 555644

Proposal: Display Of 1No. Non Illuminated Wall Mounted Sign And 5No. Internally
Applied Window Transfers (Retrospective)

Amendment:

Decision: Grant Permission

Date: 05/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0344

Applicant:
Kingmoor Park Properties
Limited

Parish:
Kingmoor

Date of Receipt:
11/05/2012

Agent:
Architects Plus (UK) Ltd

Ward:
Stanwix Rural

Location:
Kingmoor Park, Carlisle

Grid Reference:
338400 559200

Proposal: Display Of 6no. Non-Illuminated Free Standing Signs

Amendment:

Decision: Grant Permission

Date: 03/07/2012

Between 30/06/2012 and 03/08/2012

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
12/0349

Applicant:
Wragg Mark-Bell Solicitors
Ltd

Parish:
Carlisle

Date of Receipt:
14/05/2012

Agent:

Ward:
Castle

Location:
21 Castle Street, Carlisle, CA3 8SY

Grid Reference:
339886 556048

Proposal: Display Of 1No. Fascia Sign; 1No. Wall Mounted Plaque; 1No. Hanging Sign And Window Graphics (Non Illuminated) (LBC)

Amendment:

Decision: Grant Permission

Date: 05/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0351

Applicant:
Messrs Norman

Parish:
Cummersdale

Date of Receipt:
16/05/2012

Agent:
Messrs Norman

Ward:
Dalston

Location:
Broomhills, Orton Road, Carlisle, CA5 6JR

Grid Reference:
335659 554043

Proposal: Discharge Of Conditions 4 (Material Samples); 5 (Hard And Soft Landscape Works); 7 (Walls/Gates/Fences/Boundary Treatment); 8 (Foul And Surface Water Drainage); 9 (Vehicular Access And Parking) And 10 (Vehicular Access) Of Previously Approved Permission 12/0058

Amendment:

Decision: Grant Permission

Date: 10/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0362

Applicant:
Mr Donohoe

Parish:

Date of Receipt:
01/06/2012

Agent:
Butterworths

Ward:
Denton Holme

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

12 Randall Street, Carlisle, CA2 5DW

Grid Reference:

339840 555436

Proposal: Change Of Use From Retail (Use Class A1) To Offices (Use Class A2)
At Ground Floor Only

Amendment:

Decision: Grant Permission

Date: 17/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:

12/0368

Applicant:

Mr Roger Sealey

Parish:

Carlisle

Date of Receipt:

09/05/2012

Agent:**Ward:**

Denton Holme

Location:

Holme Head House, Denton Mills, Denton Holme,
Carlisle, Cumbria, CA2 5DU

Grid Reference:

339738 554503

Proposal: Replacement Of Existing Wall And Railings With Reclaimed Victorian
Railings On Reclaimed Brick Walls (Total Height 1.5 Metres); Erection
Of Gates (LBC)

Amendment:

Decision: Grant Permission

Date: 04/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:

12/0369

Applicant:

Mr R Sealey

Parish:

Carlisle

Date of Receipt:

24/05/2012

Agent:**Ward:**

Denton Holme

Location:

Holme Head House, Denton Mills, Denton Holme,
Carlisle, Cumbria, CA2 5DU

Grid Reference:

339738 554503

Proposal: Replacement Of Existing Wall And Railings With Reclaimed Victorian
Railings On Reclaimed Brick Walls (Total Height 1.5 Metres); Erection

SCHEDULE E: Decisions Issued Under Delegated Powers

Of Gates

Amendment:

Decision: Grant Permission

Date: 06/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0371

Applicant:
Mr P Squires

Parish:
Stanwix Rural

Date of Receipt:
09/05/2012

Agent:
Country Style Windows

Ward:
Stanwix Rural

Location:
77 Pennington Drive, Carlisle, CA3 0PF

Grid Reference:
339992 558208

Proposal: Erection Of Conservatory To Rear Elevation

Amendment:

Decision: Grant Permission

Date: 03/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0385

Applicant:
Mr G Guest

Parish:

Date of Receipt:
08/05/2012

Agent:
Jock Gordon

Ward:
Belah

Location:
85 Kingstown Road, Carlisle, CA3 0AJ

Grid Reference:
339709 558219

Proposal: Discharge Of Conditions 3 (Material Samples); 4 (Hard Surface Finishes); 5 (Surface Water Drainage) And 6 (Foul Drainage) Of Previously Approved Permission 11/1110

Amendment:

Decision: Grant Permission

Date: 02/07/2012

Between 30/06/2012 and 03/08/2012

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
12/0387

Applicant:
BP Oil UK Limited

Parish:
Rockcliffe

Date of Receipt:
07/06/2012

Agent:
Brian Barber Associates

Ward:
Longtown & Rockcliffe

Location:
BP Oil Moss Motorway Service Area, M74
Southbound, Todhills, Carlisle, CA6 4HA

Grid Reference:
337370 562387

Proposal: Discharge Of Condition 3 (Contamination) Of Previously Approved
Planning Application 10/0268

Amendment:

Decision: Grant Permission

Date: 09/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0389

Applicant:
Messrs W H & M Sisson & Hayton
Sons

Parish:

Date of Receipt:
30/05/2012

Agent:
Mr Ingo Stubner

Ward:
Hayton

Location:
Fenton Farm, Fenton, How Mill, Brampton, CA8 9JZ

Grid Reference:
350201 555989

Proposal: Demolition Of Existing Outbuildings And Replacement With New
Extended Byre And New Shed For Grain And Livestock

Amendment:

Decision: Grant Permission

Date: 23/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0390

Applicant:
Allan Builders Limited

Parish:
Carlisle

Date of Receipt:
09/05/2012

Agent:
Architects Plus (UK) Ltd

Ward:
Castle

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Citadel Chambers, Citadel Row, Carlisle

Grid Reference:

340228 555689

Proposal: Variation Of Condition 2 (Approved Plans) Of Previously Approved permission 10/1109

Amendment:

Decision: Grant Permission

Date: 03/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:

12/0393

Applicant:

Dobbies Garden Centres
Limited

Parish:

Dalston

Date of Receipt:

09/05/2012

Agent:

GVA

Ward:

Dalston

Location:

Dobbies Garden Centre, Orton Grange, Carlisle,
CA5 6LB

Grid Reference:

335520 551706

Proposal: Change Of Use From Car Parking Spaces To Hand Car Wash And Valet Use Including Erection Of Canopy And Siting Of Office Cabin (Revised Application)

Amendment:

Decision: Grant Permission

Date: 02/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:

12/0394

Applicant:

Mr Lee Grant

Parish:

Orton

Date of Receipt:

10/05/2012

Agent:**Ward:**

Burgh

Location:

Cross House Barn, Great Orton, CA5 6NW

Grid Reference:

332837 554262

Proposal: Variation Of Condition 2 (Approved Plans) Of Previously Approved Permission 11/0864 To Include Insertion Of 3No. Rooflights

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 04/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0398

Applicant:
Riverside Carlisle

Parish:

Date of Receipt:
15/05/2012

Agent:
Story Homes

Ward:
Belah

Location:
28 Stainton Gardens, Etterby, Carlisle, CA3 9NY

Grid Reference:
338648 557012

Proposal: Erection Of Two Storey Side And Rear Extension To Provide Extended Living Room And Store On Ground Floor With 1no. En-Suite Bedroom Above

Amendment:

Decision: Grant Permission

Date: 09/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0401

Applicant:
Mr G Godber

Parish:
Carlisle

Date of Receipt:
15/05/2012

Agent:

Ward:
Belle Vue

Location:
18 Shady Grove Road, Carlisle, CA2 7LE

Grid Reference:
338092 555476

Proposal: Variation Of Condition 4 Of Previously Approved Planning Application 11/0196 To Amend Hours Of Opening From 8am Until 9pm To 11am Until 11pm

Amendment:

Decision: Grant Permission

Date: 09/07/2012

Between 30/06/2012 and 03/08/2012

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
12/0404

Applicant:
Mr R Innes & Ms L
Stevenson

Parish:
Brampton

Date of Receipt:
15/05/2012

Agent:
Keith Renton Architect

Ward:
Brampton

Location:
Westwood, Station Road, Brampton, CA8 1EX

Grid Reference:
354193 561020

Proposal: Demolition Of Existing Detached Sun Room And Adjacent Wall; Erection
Of Single Storey Side And Rear Extension To Provide Sun Room And
Extended Garage; Installation Of Roof Lights

Amendment:

Decision: Grant Permission

Date: 05/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0405

Applicant:
Mr R Innes & Ms L
Stevenson

Parish:
Brampton

Date of Receipt:
10/05/2012 16:00:54

Agent:
Keith Renton Architect

Ward:
Brampton

Location:
Westwood, Station Road, Brampton, CA8 1EX

Grid Reference:
354193 561020

Proposal: Demolition Of Existing Detached Sun Room And Adjacent Wall
(Conservation Area Consent)

Amendment:

Decision: Grant Permission

Date: 05/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0407

Applicant:
Mr Dodd

Parish:

Date of Receipt:
11/05/2012

Agent:
H & H Land and Property

Ward:
Lyne

SCHEDULE E: Decisions Issued Under Delegated Powers

Ltd

Location:
Roanstrees Farm, Newcastleton, TD9 0TR

Grid Reference:
351838 578238

Proposal: Erection Of Agricultural Building

Amendment:

Decision: Grant Permission

Date: 05/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0408

Applicant:
Sainsbury's Supermarket
Ltd

Parish:

Date of Receipt:
15/05/2012

Agent:
Turley Associates

Ward:
Castle

Location:
L/A Junction of Bridge Street and Bridge Lane,
Carlisle CA2 5TA

Grid Reference:
339343 556110

Proposal: Reconfiguration Of Existing Car Park To Include The Redevelopment Of
Land At Byron Street For The Laying Out Of 22No. Car Parking Spaces
And Associated Landscaping

Amendment:

Decision: Grant Permission

Date: 04/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0409

Applicant:
Mr Adam Cookson

Parish:
Carlisle

Date of Receipt:
14/05/2012

Agent:

Ward:
Yewdale

Location:
46 Castlesteads Drive, Sandsfield Park, Carlisle,
Cumbria, CA2 7XD

Grid Reference:
336967 555645

Proposal: Erection Of Porch To Front Elevation

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 05/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0410

Applicant:
Mr Gordon Wallace

Parish:
Carlisle

Date of Receipt:
14/05/2012

Agent:
Sawyers Construction
Limited

Ward:
Denton Holme

Location:
66 Percy Road, Longsowerby, Carlisle, Cumbria,
CA2 6ES

Grid Reference:
339067 554768

Proposal: Erection Of Rear Conservatory

Amendment:

Decision: Grant Permission

Date: 02/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0418

Applicant:
Mr Ewan Duncan

Parish:
Wetheral

Date of Receipt:
15/05/2012

Agent:
Architects Plus (UK) Ltd

Ward:
Great Corby & Geltsdale

Location:
L/Adj Raygarth, Great Corby, Carlisle, CA4 8LL

Grid Reference:
347218 554503

Proposal: Erection Of 1No. Detached Dwelling

Amendment:

Decision: Grant Permission

Date: 10/07/2012

Between 30/06/2012 and 03/08/2012

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
12/0419

Applicant:
Northern Rock Plc

Parish:
Carlisle

Date of Receipt:
14/05/2012 16:00:30

Agent:
Insignia Projects Limited

Ward:
Castle

Location:
4 Devonshire Street, Carlisle, CA3 8LP

Grid Reference:
340191 555730

Proposal: Display Of 1no. Internally Illuminated Fascia Sign; 1no. Non-Illuminated Fascia Sign And 1no. Internally Illuminated Hanging Sign

Amendment:

Decision: Grant Permission

Date: 05/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0420

Applicant:
Northern Rock Plc

Parish:
Carlisle

Date of Receipt:
14/05/2012 23:00:20

Agent:
Insignia Projects Limited

Ward:
Castle

Location:
4 Devonshire Street, Carlisle, CA3 8LP

Grid Reference:
340191 555730

Proposal: Display Of 1no. Internally Illuminated Fascia Sign; 1no. Non-Illuminated Fascia Sign And 1no. Internally Illuminated Hanging Sign (LBC)

Amendment:

Decision: Grant Permission

Date: 05/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0424

Applicant:
Mr David Mallinson

Parish:
Dalston

Date of Receipt:
15/05/2012

Agent:
Taylor & Hardy

Ward:
Dalston

Location:
Garage/Workshop, Cardew Lodge, Cardew,
Dalston, Carlisle, CA5 7JQ

Grid Reference:
333768 549120

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Conversion Of Domestic Garage/Workshop To 1No. Dwelling

Amendment:

Decision: Grant Permission

Date: 09/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0425

Applicant:
Mr David Mallinson

Parish:
Dalston

Date of Receipt:
15/05/2012

Agent:
Taylor & Hardy

Ward:
Dalston

Location:
Garage/Workshop, Cardew Lodge, Cardew,
Dalston, Carlisle, CA5 7JQ

Grid Reference:
333763 549118

Proposal: Conversion Of Domestic Garage/Workshop To 1No. Dwelling (LBC)

Amendment:

Decision: Grant Permission

Date: 09/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0426

Applicant:
Town & Country Estate
Agents

Parish:
Carlisle

Date of Receipt:
15/05/2012 13:00:38

Agent:
Gray Associates Limited

Ward:
Castle

Location:
9 & 11 Devonshire Street, Carlisle, CA3 8LG

Grid Reference:
340212 555773

Proposal: Change Of Use From Office Use At First, Second And Third Floor Level
To Residential

Amendment:

Decision: Grant Permission

Date: 10/07/2012

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0427

Applicant:
Town & Country Estate
Agents

Parish:
Carlisle

Date of Receipt:
15/05/2012 13:00:38

Agent:
Gray Associates Limited

Ward:
Castle

Location:
9 & 11 Devonshire Street, Carlisle, CA3 8LG

Grid Reference:
340212 555773

Proposal: Change Of Use From Office Use At First, Second And Third Floor Level
To Residential (LBC)

Amendment:

Decision: Grant Permission

Date: 10/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0428

Applicant:
Mr D Haynes

Parish:
Kingmoor

Date of Receipt:
22/05/2012

Agent:
Country Style Windows

Ward:
Stanwix Rural

Location:
6 Edenside, Cargo, Carlisle, Cumbria, CA6 4AQ

Grid Reference:
336948 559488

Proposal: Erection Of Conservatory To Rear Elevation

Amendment:

Decision: Grant Permission

Date: 10/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0429

Applicant:
William Howard School

Parish:
Brampton

Date of Receipt:
16/05/2012

Agent:
Mr Nick Polmear

Ward:
Brampton

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

William Howard School, Longtown Road, Brampton,
CA8 1AR

Grid Reference:

352449 561284

Proposal: Renewal Of Temporary Permission For The Erection Of 5no. Temporary Classrooms And Use Of Temporary Parking Area For A Further 5 Years

Amendment:

Decision: Grant Permission

Date: 11/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:

12/0430

Applicant:

Mr David Clark

Parish:

St Cuthberts Without

Date of Receipt:

16/05/2012

Agent:**Ward:**

Dalston

Location:

Holmwood, 403 Durdar Road, Carlisle, CA2 4TR

Grid Reference:

340576 551641

Proposal: Single Storey Rear Extension To Provide En-Suite Bedroom (Revised Application)

Amendment:

Decision: Grant Permission

Date: 05/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:

12/0431

Applicant:

Carlisle Estates Company
Ltd

Parish:**Date of Receipt:**

16/05/2012

Agent:

Black Box Architects
Limited

Ward:

Castle

Location:

Sherwood Hotel, Botchergate, Carlisle, CA1 1RX

Grid Reference:

340484 555462

Proposal: Internal Conversion Of Existing Hotel And Rooms From Vacant Bedsits To 7no. Self-Contained Apartments And Demolition/Erection Of Storage Unit At The Rear Into New Shop Storage Space With Self Contained

SCHEDULE E: Decisions Issued Under Delegated Powers

Apartment Above

Amendment:

Decision: Grant Permission

Date: 19/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0433

Applicant:
Mr Douglas

Parish:
Wetheral

Date of Receipt:
14/06/2012

Agent:
Tsada Building Design
Services

Ward:
Wetheral

Location:
Rose Garth, Cumwhinton, Carlisle, CA4 8DL

Grid Reference:
344845 552675

Proposal: Demolition Of Existing Garages, Store And Kitchen And Erection Of
Single Storey Kitchen And Utility Room

Amendment:

Decision: Grant Permission

Date: 23/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0436

Applicant:
Border Construction
Limited

Parish:

Date of Receipt:
17/05/2012

Agent:

Ward:
Denton Holme

Location:
Land at Norfolk Street, Denton Holme, Carlisle

Grid Reference:
339545 554853

Proposal: Discharge Of Conditions 15 (Foul Drainage) & 18 (External Lighting
Details) Of Previously Approved Application 11/0863

Amendment:

Decision: Grant Permission

Date: 17/07/2012

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0437

Applicant:
Mr Michael Graham

Parish:
Brampton

Date of Receipt:
24/05/2012

Agent:
S & H Construction

Ward:
Brampton

Location:
Tarnway, Paving Brow, Brampton, CA8 1QT

Grid Reference:
353462 560628

Proposal: Erection Of Single Storey Rear Extensions To Provide 2no. Bedrooms
And Extended Kitchen/Dining Room Together With Change Of Use Of
Agricultural Land To Domestic Garden

Amendment:

Decision: Grant Permission

Date: 19/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0439

Applicant:
Castletown TRST LLP

Parish:
Rockcliffe

Date of Receipt:
23/05/2012

Agent:
Taylor & Hardy

Ward:
Longtown & Rockcliffe

Location:
Leaend, Wether Hill, Rockcliffe, Carlisle

Grid Reference:
334722 563204

Proposal: Refurbishment And Alterations To Existing Dwelling Together With The
Conversion Of Part Of Adjacent Building To Provide Extension

Amendment:

Decision: Grant Permission

Date: 17/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0441

Applicant:
Mrs Hamilton

Parish:
St Cuthberts Without

Date of Receipt:
22/05/2012

Agent:
Planning Branch Ltd

Ward:
Dalston

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Land adjacent 445 Durdar Road, Durdar, Carlisle,
CA2 4TT

Grid Reference:

340520 551470

Proposal: Discharge Of Condition 7 (Surface Water) Of Previously Approved Appn
Ref: 12/0104

Amendment:

Decision: Partial Discharge of Conditions
13/07/2012

Date:

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0443

Applicant:
Mr G D Whitfield

Parish:
Arthuret

Date of Receipt:
21/05/2012

Agent:
Jock Gordon

Ward:
Longtown & Rockcliffe

Location:
15 English Street, Longtown, Carlisle, CA6 5SE

Grid Reference:
337982 568589

Proposal: First Floor Rear Extension To Provide Extended Bedroom And
Bathroom; Replacement Of Flat Roof Over Garage With Pitched Roof

Amendment:

Decision: Grant Permission

Date: 10/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0446

Applicant:
Mr Paul Cavagin

Parish:
Carlisle

Date of Receipt:
28/05/2012

Agent:

Ward:
Harraby

Location:
1 High Green Croft, Carlisle, CA1 3HP

Grid Reference:
342523 553435

Proposal: Removal Of Existing Carport; Erection Of Single Story Garage To Side
Elevation And Amendment to Porch Layout At Front

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 17/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0450

Applicant:
Mr James Marshall

Parish:
Rockcliffe

Date of Receipt:
23/05/2012

Agent:

Ward:
Longtown & Rockcliffe

Location:
Rockcliffe Cross Farm, Rockcliffe, Carlisle, CA6
4BW

Grid Reference:
334331 563096

Proposal: Erection Of Cattle Building

Amendment:

Decision: Grant Permission

Date: 18/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0452

Applicant:
Mr Bell

Parish:
Arthuret

Date of Receipt:
29/05/2012

Agent:
Bruce Armstrong-Payne
Planning

Ward:
Longtown & Rockcliffe

Location:
Unit 9, Sandysike Industrial Estate, Sandysike,
Longtown, CA6 5SR

Grid Reference:
338843 566086

Proposal: Demolition Of Existing Industrial Unit And Construction Of New Steel
Frame Industrial Building

Amendment:

Decision: Grant Permission

Date: 23/07/2012

Between 30/06/2012 and 03/08/2012

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
12/0453

Applicant:
Mr Robinson

Parish:

Date of Receipt:
25/05/2012

Agent:

Ward:
Castle

Location:
1 Chiswick Street, Carlisle, CA1 1HQ

Grid Reference:
340443 555905

Proposal: Replacement Of 2nd Floor Windows; Installation Of Boiler Flue And
Extractor Outlets And Painting Of External Bathroom Wall (LBC)

Amendment:

Decision: Grant Permission

Date: 10/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0456

Applicant:
Rev Steel

Parish:

Date of Receipt:
25/05/2012

Agent:
LINKS Architecture

Ward:
Stanwix Urban

Location:
St Augustines Church, Briar Bank, Carlisle

Grid Reference:
339782 557902

Proposal: Variation Of Condition 2 (Approved Plans) Of Previously Approved
Permission 10/1032

Amendment:

Decision: Grant Permission

Date: 13/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0457

Applicant:
North West Recycling Ltd

Parish:
Rockcliffe

Date of Receipt:
25/05/2012

Agent:

Ward:
Longtown & Rockcliffe

Location:
Unit H, Rockcliffe Industrial Estate, Kingmoor Park,

Grid Reference:
336448 560904

SCHEDULE E: Decisions Issued Under Delegated Powers

Carlisle, CA6 4RW

Proposal: Change Of Use From Commercial Office To 1No. Dwelling

Amendment:

Decision: Refuse Permission

Date: 20/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0458

Applicant:
MW SIPP Trustees Ltd

Parish:
St Cuthberts Without

Date of Receipt:
25/05/2012 13:00:43

Agent:
South Bank Architects

Ward:
Dalston

Location:
The White Quey PH, Stoneraise, Durdar, Carlisle,
CA5 7AT

Grid Reference:
340241 549358

Proposal: Change Of Use From Public House To 2no. Dwellings, Partial Demolition
And Extension Together With Associated Outbuildings

Amendment:

Decision: Grant Permission

Date: 20/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0469

Applicant:
Mr W A Deyermond

Parish:
Carlisle

Date of Receipt:
30/05/2012

Agent:
Jock Gordon

Ward:
Botcherby

Location:
51 Walkmill Crescent, Carlisle, CA1 2WF

Grid Reference:
341884 555596

Proposal: Erection Of First Floor Extension Above Existing Garage/Utility And
Kitchen To Provide 2no. Extended Bedrooms And En-Suite

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 17/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0471

Applicant:
Creative Support Limited

Parish:
Carlisle

Date of Receipt:
06/06/2012

Agent:
RNJ Partnership

Ward:
Belah

Location:
Eden Vale House, 13 Marlborough Gardens,
Carlisle, CA3 9NH

Grid Reference:
339711 556899

Proposal: Single Storey Extension To Rear Elevation

Amendment:

Decision: Grant Permission

Date: 27/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0472

Applicant:
Mr Craig Lamont

Parish:
Kirkandrews

Date of Receipt:
07/06/2012

Agent:
Mr Fred Forster

Ward:
Longtown & Rockcliffe

Location:
3 Smalmstown Terrace, Longtown, Carlisle, CA6
5LJ

Grid Reference:
336841 568730

Proposal: Erection Of Conservatory To Rear Elevation

Amendment:

Decision: Grant Permission

Date: 05/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0473

Applicant:
Mr & Mrs Forrester

Parish:
Hethersgill

Date of Receipt:

Agent:

Ward:

SCHEDULE E: Decisions Issued Under Delegated Powers

11/06/2012

Tsada Building Design
Services

Lyne

Location:

Sikeside, Kirklington, CA6 6DR

Grid Reference:

344588 566517

Proposal: Removal Of Render From North, West And South Elevation And Repoint In Lime Mortar; Re-Render Other Rendered Areas In Wet Dash Render; Replacement Of Timber Casement Window To Main House With Timber Sliding Sash Double Glazed Windows (LBC)

Amendment:

Decision: Grant Permission

Date: 30/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:

12/0474

Applicant:

Persimmon Homes
Lancashire

Parish:

Cummersdale

Date of Receipt:

08/06/2012

Agent:

Ward:

Dalston

Location:

Land adjoining Garden Village, Wigton Road,
Carlisle, CA2 6QX

Grid Reference:

337384 554100

Proposal: Discharge Of Condition 3 (Materials) Of Previously Approved Permission 10/1026

Amendment:

Decision: Grant Permission

Date: 12/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:

12/0475

Applicant:

Mr Postlethwaite

Parish:

Westlinton

Date of Receipt:

07/06/2012 23:00:29

Agent:

Green Design Architects

Ward:

Longtown & Rockcliffe

Location:

Close House, Blackford, Carlisle, CA6 4EP

Grid Reference:

341066 562757

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Erection Of Detached Garage

Amendment:

Decision: Grant Permission

Date: 09/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0478

Applicant:
Mr & Mrs Coulthard

Parish:
Westlinton

Date of Receipt:
07/06/2012 23:00:16

Agent:
RodneyJeremiah

Ward:
Longtown & Rockcliffe

Location:
Quaker Cottage, Justicetown, Westlinton, Carlisle,
CA6 6AH

Grid Reference:
337472 564597

Proposal: Single Storey Extension To Front Elevation To Provide Sun Room

Amendment:

Decision: Grant Permission

Date: 23/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0479

Applicant:
Cable and Wireless

Parish:

Date of Receipt:
04/06/2012 13:01:08

Agent:
A & K Solutions Ltd

Ward:
Denton Holme

Location:
Electricity North West, Hadrian Mill, Nelson Street,
Carlisle, CA2 5BJ

Grid Reference:
339506 555399

Proposal: Erection Of Communications Equipment Cabin And Generator Within
Existing Compound

Amendment:

Decision: Grant Permission

Date: 27/07/2012

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0481

Applicant:
Mr A Beattie

Parish:

Date of Receipt:
06/06/2012

Agent:

Ward:
Belle Vue

Location:
17 Dobinson Road, Carlisle, CA2 7HQ

Grid Reference:
337686 555328

Proposal: Proposed Single Storey Rear Extension To Provide Lounge And 1No. En-Suite Bedroom

Amendment:

Decision: Grant Permission

Date: 18/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0483

Applicant:
Mr M Gresswell & C
Larsen

Parish:

Date of Receipt:
06/06/2012

Agent:

Ward:
Botcherby

Location:
23 Eden Park Crescent, Carlisle, CA1 2UG

Grid Reference:
342282 555839

Proposal: Erection Of Two Storey Side Extension To Provide Garage And WC On Ground Floor With 1no. En-Suite Bedroom Above Together With Single Storey Rear Extension To Provide Extended Kitchen And Utility (Revised Application)

Amendment:

Decision: Grant Permission

Date: 09/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0485

Applicant:
Mr & Mrs M Tinning

Parish:
Wetheral

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
07/06/2012

Agent:

Ward:
Wetheral

Location:
2 Elm Garth, Wetheral, Carlisle, CA4 8LB

Grid Reference:
346344 555184

Proposal: Alterations And Extensions To Provide New Entrance Hall,
Kitchen/Family Room, Utility, Cloaks And Garden Room On Ground
Floor With Additional Bedroom To First Floor

Amendment:

Decision: Grant Permission

Date: 16/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0490

Applicant:
Mr & Mrs Johnson

Parish:
Wetheral

Date of Receipt:
13/06/2012

Agent:
Green Design Architects

Ward:
Great Corby & Geltsdale

Location:
Holme View, Warwick Bridge, Carlisle, CA4 8RJ

Grid Reference:
347635 556465

Proposal: Erection Of Detached Garage

Amendment:

Decision: Grant Permission

Date: 23/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0493

Applicant:
Mr K Armiger

Parish:
St Cuthberts Without

Date of Receipt:
11/06/2012

Agent:

Ward:
Dalston

Location:
The Cottage, Carleton, Carlisle, CA1 3DP

Grid Reference:
342942 552733

Proposal: Discharge Of Conditions 4 (Materials); 6 (Surface Of Access Drive); 8
(Surface Water); 9 (Vehicle Turning Spaces) And 11 (Footway Crossing)
Of Previously Approved Application 10/0553

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Partial Discharge of Conditions
30/07/2012

Date:

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0501

Applicant:
Persimmon Homes

Parish:

Date of Receipt:
19/06/2012

Agent:

Ward:
Multiple Wards

Location:
Watts Storage Depot, London Road, Carlisle, CA1
2NN

Grid Reference:
341232 555081

Proposal: Discharge Of Condition 6 (Noise Levels) Of Previously Approved
Application Ref: 11/0295

Amendment:

Decision: Grant Permission

Date: 17/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0505

Applicant:
Miss Karen Burns

Parish:

Date of Receipt:
15/06/2012

Agent:

Ward:
Denton Holme

Location:
24 Silloth Street, Carlisle, CA2 5UR

Grid Reference:
339257 555696

Proposal: Raising Existing Slate Pitched Roof On Existing Kitchen

Amendment:

Decision: Grant Permission

Date: 18/07/2012

Between 30/06/2012 and 03/08/2012

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
12/0509

Applicant:
Mr Paul Thicke

Parish:
Dalston

Date of Receipt:
22/06/2012

Agent:

Ward:
Dalston

Location:
The Old Farmhouse, Raughtonhead Hill, Dalston,
Carlisle, CA5 7DD

Grid Reference:
337968 546267

Proposal: Erection Of Single Storey Extension To Provide Kitchen; Formation Of New Opening Within Kitchen, Installation Of French Doors To Ground Floor Bedroom And Enlargement Of First Floor Window To Lounge (LBC)

Amendment:

Decision: Grant Permission

Date: 30/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0510

Applicant:
J.P. Fisher

Parish:
Kirkandrews

Date of Receipt:
14/06/2012 23:00:17

Agent:
Edwin Thompson LLP

Ward:
Longtown & Rockcliffe

Location:
Smalmstown Farm, Longtown, Carlisle, CA6 5LH

Grid Reference:
336810 568930

Proposal: Discharge Of Condition 3 (Surface Water Drainage) Of Previously Approved Application 12/0253

Amendment:

Decision: Partial Discharge of Conditions
20/07/2012

Date:

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0513

Applicant:
Mr & Mrs Walker

Parish:
St Cuthberts Without

Date of Receipt:

Agent:

Ward:

SCHEDULE E: Decisions Issued Under Delegated Powers

13/06/2012 16:00:33

SPACE Designed
Solutions Ltd

Dalston

Location:

3 Cumwhinton Drive, Carlisle, CA1 3HX

Grid Reference:

343350 553861

Proposal: First Floor Extension Above Existing Garage To Provide 2no. Bedrooms (1no. En-Suite) And Conversion Of Part Of Garage To Form Additional Kitchen/Dining Area (Revised Application)

Amendment:

Decision: Grant Permission

Date: 23/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0521

Applicant:
Watsham Finance
Corporation

Parish:
Carlisle

Date of Receipt:
20/06/2012

Agent:
Architects Plus (UK) Ltd

Ward:
Castle

Location:

Earls Lane Shopping Centre, Carlisle

Grid Reference:

340272 555940

Proposal: Demolition Of Canopy Structure and Brick Plinth (Conservation Area Consent)

Amendment:

Decision: Grant Permission

Date: 23/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/0529

Applicant:
Mr Paul Thicke

Parish:
Dalston

Date of Receipt:
22/06/2012

Agent:

Ward:
Dalston

Location:

The Old Farmhouse, Raughtonhead Hill, Dalston,
Carlisle, CA5 7DD

Grid Reference:

337968 546267

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Erection Of Single Storey Extension To Provide Kitchen; Formation Of New Opening Within Kitchen, Installation Of French Doors To Ground Floor Bedroom And Enlargement Of First Floor Window To Lounge

Amendment:

Decision: Grant Permission

Date: 30/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/9007

Applicant:
Mr Graham Frost

Parish:

Date of Receipt:
12/06/2012

Agent:
Economy, Culture &
Environment

Ward:
Denton Holme

Location:
Robert Ferguson Primary School, East Dale Street,
Carlisle, CA2 5LA

Grid Reference:
339859 554799

Proposal: Erection Of 2.4m High Replacement Fencing To The Southern Perimeter Of The School Playing Field

Amendment:

Decision: City Council Observation - Observations

Date: 02/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:
12/9009

Applicant:
Mr D Clare

Parish:
Multiple Parishes

Date of Receipt:
11/07/2012

Agent:
Economy, Culture &
Enviornment

Ward:
Great Corby & Geltsdale

Location:
New Water River, East of Cumrew Fell, Cumrew,
Heads Nook, Brampton

Grid Reference:
357872 551560

Proposal: Construction Of A Multi Span Bridge To Carry A Public Bridleway Over A Watercourse Known As The New Water. The Width Of The Structure Shall Be 2.5 Metres And The Overall Length Shall Be 25 Metres

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: City Council Observation - Observations

Date: 31/07/2012

Between 30/06/2012 and 03/08/2012

Appn Ref No:

12/9101

Applicant:

Mr Colin Jefferson

Parish:

Carlisle

Date of Receipt:

10/07/2012

Agent:

Economy Culture &
Environment

Ward:

Castle

Location:

Trinity School, Strand Road, Carlisle, CA1 1JB

Grid Reference:

340353 556210

Proposal: Discharge Of Conditions 7 & 8 Of Previously Approved Appn
12/9006/CTY

Amendment:

Decision: City Council Observation - Raise No Objection

Date: 19/07/2012
