

SCHEDULE A: Applications with Recommendation

13/0483

Item No: 12

Date of Committee: 15/11/2013

Appn Ref No:
13/0483

Applicant:
Mr Bimson

Parish:
Burgh-by-Sands

Date of Receipt:
19/06/2013

Agent:
Gray Associates Limited

Ward:
Burgh

Location:

Monkhill Farm, Monkhill, Burgh by Sands, Carlisle,
CA5 6DB

Proposal: Erection Of 6no. Detached Dwellings

REPORT

Case Officer: Richard Maunsell

1. Recommendation

- 1.1 It is recommended that this application is granted Authority to Issue approval subject to the satisfactory completion of a legal agreement. If the S106 agreement is not completed within a reasonable time, Authority to Issue is requested to the Director of Economic Development to refuse the application.

2. Main Issues

- 2.1 The Principle Of Development
- 2.2 Whether The Scale And Design Of The Dwellings Are Acceptable
- 2.3 The Impact Of The Proposal On The Amenities Of Neighbouring Residents
- 2.4 Highway Issues
- 2.5 Drainage
- 2.6 The Impact Of The Development On Hadrian's Wall Buffer Zone
- 2.7 Biodiversity
- 2.8 Impact On Existing Trees And Hedgerows
- 2.9 The Provision Of Affordable Housing

3. Application Details

The Site

- 3.1 The application seeks Full Planning Permission for the erection of 6 detached dwellings together with the formation of a new access. The site is located on the south side of the C2042 Carlisle to Bowness road on the eastern fringe of the village of Monkhill. To the west lies Monkhill Farm with a cul-de-sac of six residential properties further to the east. The site also lies across part of the Hadrian's Wall vallum.
- 3.2 The application site measures 0.47 hectare in area and comprises a former nursery. A single vehicular access is located opposite The Drovers Rest public house. A mature high hedge bounds the frontage of the site with further hedging to the east and southern boundaries. The topography of the land is relatively level, sloping slightly down towards the east before the ground falls significantly adjacent to the application site to the east.

Background

- 3.3 Previous applications were submitted and 1 was subsequently refused for development of this site. The reasons for refusal refer to the principle of development and being large in scale in the context of the size of the village, the lack of affordable housing and the impact on Hadrian's Wall World Heritage Site.

The Proposal

- 3.4 The current application seeks consent for the erection of 6 dwellings on the site. The existing vehicular entrance would be closed and a new access formed immediately adjacent to the east. To achieve this, part of the hedgerow along the frontage would be removed to achieve the required visibility splay. The access road would enter the site in a southerly direction before turning east across the site, ending in a turning head.
- 3.5 The access road bisects 2 pairs of 2 storey detached houses. One pair of single storey detached bungalows would be positioned to the east.
- 3.6 The 2 frontage properties would comprise of a lounge, kitchen dining room, garage, utility room and bedroom on the ground floor with 2 bedrooms, a study, bathroom and ensuite bedroom on the first floor. The properties to the rear of the site would comprise of similar accommodation except the ground floor bedroom would be located on the first floor and the overall footprint would be smaller.
- 3.7 The 2 detached single storey properties adjacent to the eastern boundary would comprise of a lounge, kitchen/ dining room, garage, utility, 1 ensuite bedroom and 3 bedrooms.
- 3.8 The buildings would be finished from red facing brick and self coloured render with concrete roof tiles.
- 3.9 The rear or southern boundary of the site would be extended into the adjacent field to allow proportionate curtilages for these properties.

3.10 The foul drainage would be by means of a package treatment plant.

4. Summary of Representations

4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of 7 of the neighbouring properties. In response, 7 letters of objection have been received and the main issues raised are summarised as follows:

1. the development is too large in scale within the context of the village contrary to planning policy;
2. there is a lack of amenities;
3. there is no significant need for this development;
4. the proposal is within the Hadrian's Wall World Heritage Site and within a Nationally Scheduled Monument. This development will have a direct impact upon nationally archaeological remains that survive on the site. The development would have an unacceptable impact on the character and setting of a World Heritage site on the buffer zone of the site. Previous applications have been refused on this basis;
5. there are currently at east 5 houses for sale in the village;
6. the addition of 6 extra houses would be disproportionate within the village;
7. there is limited public transport to the village;
8. there is no provision for affordable housing;
9. the properties in the village are not on mains drains and any additional housing would put even more demand on septic tanks;
10. this development will result in additional surface water run-off contributing to localised flooding in the area;
11. the access to the development is highly dangerous on the brow of a hill where vehicles regularly exceed the speed limit;
12. in the near future both the Carlisle Local Plan along with a new Local Parish Plan will come into line, both of which note the importance of listening to and taking note of opinions and aspirations of local residents;

4.2 Three letters of support have also been received which show general support for additional housing in this location.

5. Summary of Consultation Responses

Burgh-by-Sands Parish Council: - no comment;

Beaumont Parish Council: - object to the application on the following grounds:

- the area is in need of affordable housing. These proposed dwellings are mid range properties and there are already many for sale in the area;
- this proposed development is outside the present village curtilage;
- there is an urgent need for traffic calming through Monkhill village. Access from proposed development will further enhance the present traffic problem;
- the proposed plan does not include provision of footpath into Monkhill

- village which is necessary if residents wish to access public transport, phone box etc.;
- this proposed development provides nothing affordable for young families;
- a Section 106 has not been applied to this development, which would have allowed dwellings to be let or sold to local residents;
- this proposed development offers nothing for the community;

Cumbria County Council - Drainage: - this site gives no real indication where drainage is going to from the site and is not up to adoptable standards. There are concerns over drainage causing flooding to village;

Cumbria Constabulary - North Area Community Safety Unit: - no observations;

Cumbria County Council - (Archaeological Services): - the development has the potential to disturb nationally significant archaeological remains and may impact on the setting of the World Heritage Site. Further guidance should be sought from English Heritage;

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objection subject to the imposition of conditions;

Cumbria Wildlife Trust: - comments awaited;

English Heritage - North West Region: - there is a need for the applicant to address historic environment issues before the application is determined;

Natural England: - the application does not contain sufficient information to determine if the application is likely to have a significant effect on the interest features for which the River Eden SAC has been classified. There are also concerns about the potential impact on the River Eden SSSI and its tributaries.

No information has been provided regarding the potential impact on protected species. If protected species are using the site and are likely to be affected by the development, then the authority should ensure that appropriate mitigation is proposed and secured through the use of conditions.

Consideration should be given to securing measures to enhance the biodiversity of the site;

Northern Gas Networks: - no objection;

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

Housing Strategy & Support: - a commuted sum in lieu of an on-site contribution to affordable housing would be required. Alternatively, the developer may wish to alter the proposal to include a 2 bed unit at the expense of one of the larger units, then under Policy H5, as the affordable

contribution is 0.6 of a unit the 2 bed unit may be considered for discounted sale as the unit should be more affordable. Either option should be secured by way of a Section 106 agreement.

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) together with Policies DP1, CP1, CP2, CP3, CP5, CP12, H1, H5, LE5, LE6, LE7 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues.

1. The Principle Of Development

- 6.2 The main issue for Members to establish in the consideration of this application is the principle of development. Since adoption of the Local Plan, the NPPF has been published by the Government and is a material consideration in the determination of this application. Policy considerations in relation to this application state that whilst development should be considered against Local Plan policies, the Council's Local Plan (in respect of the issue of housing) cannot be considered up to date under the NPPF. The Framework seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the viability of rural communities.
- 6.3 Reference is made by the objectors to the site being outside the settlement boundary identified in the Local Plan. The NPPF does not advocate the use of settlement boundaries and Members will note from the previous paragraph that the NPPF is a material consideration. With regard to this issue, limited weight can, therefore, be given to the fact that the site is outwith the settlement boundary and the principle of development remains acceptable.
- 6.4 The site is well related to Monkhill with the public house being opposite the site. The application site is broadly square in shape and is well contained by the established hedgerow to the east. Monkhill itself has some services and amenities and the development of housing on this site will support these. In light of these issues, the development of the site for housing is consistent with the policies in the NPPF.
- 6.5 The hedge along the eastern boundary, together with the steeply sloping ground on the adjacent land mean that the application site forms a natural end to the village and discouraging the potential for further ribbon development.
- 6.6 Whilst policies previously made reference to the scale of proposed developments in relation to the context of the existing settlement, this criteria does not feature within the NPPF; however, the Framework does make reference to development "functioning well and adding to the overall quality of the area." In the context of the NPPF, the proposal is well related to the character of the area and is acceptable.

2. Whether The Scale And Design Of The Dwellings Are Acceptable

- 6.7 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy CP5 of the Local Plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing. Development of this frontage site within the village will have a significant impact on the character of the area unless it is sympathetically designed.
- 6.8 The objectors have raised concerns that the scale of development would not be in keeping with the character of the area. The properties are large but are proportionate to the site. To ensure that the development is undertaken such that it takes account of the topography, it would be appropriate to impose a condition requiring the submission and agreement of finished floor levels.
- 6.9 Furthermore, the proposal would achieve adequate amenity space and off-street parking. On balance, the character and appearance of the dwellings would not be disproportionate or obtrusive within the street scene.
- 6.10 The use of materials is broadly acceptable; however, the use of concrete roof tiles in this location opposite the public house, which is Grade II listed, could be replaced by a more appropriate material. A condition requiring the submission and agreement of materials to secure this would be appropriate.

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

- 6.11 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.
- 6.12 The development has been designed to take account of the requirements in the Council's Supplementary Planning Documents "Achieving Well Design Housing" and is compliant with the requirement to maintain 21 metres distance between primary facing windows and 12 metres between a primary window and a blank gable.
- 6.13 The properties would be of sufficient distance from the existing properties. Given the orientation of the application site and the proposed buildings within it, future occupiers of the proposed 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. Highway Issues

- 6.14 The proposal involves the formation of a new access onto the County

highway and would be within the restricted 30 mph speed limit. On the approach to the village from the east, the road rises up to a crest, past the application site culminating at the crossroads in the centre of the village.

- 6.15 The objectors state that the formation of the access would be detrimental to highway safety. The Highway Authority has assessed the proposal and confirmed that proposal is acceptable with the visibility splays shown on the submitted drawings and subject to the imposition of a condition. There is sufficient access and parking provision within the site and on this basis, the development does not pose any threat to the safety of road users.

5. Drainage

- 6.16 The applicant proposes to install a package treatment plant which would negate any additional demand through the existing infrastructure. The principle of this means of foul drainage is acceptable but as no details have been provided, it would be appropriate to impose a condition requiring the submission of additional information.
- 6.17 The consultation response from the Cumbria County Council identifies possible concern regarding flooding into the village; however, this is based on a lack of surface water drainage details as part of the application. The imposition of a condition and subsequent consultation with the County Council will ensure that an adequate scheme is provided.

6. The Impact Of The Development On Hadrian's Wall Buffer Zone

- 6.18 Part of the site adjacent to the northern boundary encompasses Hadrian's Wall vallum with which is a Scheduled Ancient Monument. Policies require that Development will not be permitted where there is an unacceptable impact on the Hadrian's Wall Military Zone World Heritage Site.
- 6.19 In addition, the remainder of the site is within the buffer zone of Hadrian's Wall Military Zone World Heritage Site where policies require that proposals for development which would have an unacceptable impact on the character and/or setting of the World Heritage Site will not be permitted. Development within or adjacent to existing settlements, established farmsteads and other groups of buildings will be permitted, where it is consistent with other policies of this Plan, providing that the proposal reflects the scale and character of the existing group of buildings and there is no unacceptable adverse effect on the character and/or appearance of the Hadrian's Wall Military Zone World Heritage Site.
- 6.20 Further discussions have been held separately between the applicant and English Heritage. On the basis of the revised details submitted, English Heritage has informally confirmed that no objection is raised to the application.
- 6.21 Previous applications has been refused on the site where archaeology has been raised; however, these were based on the fact that the applications sought outline consent and that the applicant at the time would not undertake

an archaeological study to evaluate the potential impact. This issue has now been resolved through archaeological investigations and the detailed application submitted for consideration as part of this proposal.

7. Biodiversity

- 6.22 The Council's GIS Layer has identified that there are potentially breeding birds within or adjacent to the site. As the proposed development would involve the development of agricultural land and would provide additional natural habitat, this is considered to be of benefit. Additional surveys are awaited from the applicant in respect of biodiversity enhancements and the findings can be included as a further condition. It would also be appropriate to impose a condition prohibiting the removal of the hedgerow during the bird breeding season unless an appropriate assessment has been undertaken.

8. Impact On Existing Trees And Hedgerows

- 6.23 There are a number of trees and a mature hedgerow within the site, none of which however are protected by a Tree Preservation Order; however, the hedgerow along the front is considered to be an "important hedgerow". A pre-development arboricultural report has been submitted with the application. The report details that the 2 trees on the site will be removed, the hedgerow to the rear will be removed, the hedgerow along the eastern boundary will be laid and part of the hedgerow along the front boundary will be removed.
- 6.24 The submitted documents propose that replacement trees will be planted together with a replacement hedgerow along the extended rear boundary. The hedgerow along the front of the site will be replaced by a hedgerow planted on a bund outwith the visibility splay for the junction.
- 6.25 The Council's Tree Officer has raised no objection to the proposal subject to the imposition of a condition to secure the landscaping details and implementation.

9. The Provision Of Affordable Housing

- 6.26 When considering the issue of affordable housing, Policy H5 of the Local Plan sets thresholds for the provision of affordable housing. Given the nature of the proposal to provide 6 units and the size of the site, there is a policy requirement to provide 10% contribution towards the provision of affordable housing. The applicant is willing to provide this contribution and subject to the completion of a S106 Agreement, there is no policy conflict.

10. The Impact On Human Rights

- 6.27 The human rights of the occupiers of the neighbouring properties have been properly considered and taken into account as part of the determination of the application. Several provisions of the Human Rights Act 1998 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".

- 6.28 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need.
- 6.29 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

- 6.30 In overall terms, the principle of development of the site is acceptable under the provisions of the NPPF. 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. 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.
- 6.31 If Members are minded to grant planning approval it is requested that "authority to issue" the approval is given subject to the completion of a S106 agreement to secure a financial contribution towards the provision of affordable housing.

7. Planning History

- 7.1 An application for outline planning permission was submitted in 2006 for the erection of 10 two storey dwellings to provide low cost starter homes but was withdrawn prior to determination.
- 7.2 Planning consent was refused in 2008 for the construction of 8 new houses as part of a low cost residential development.

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 Planning Application Form received 17th June 2013;
2. the Location Plan received 17th June 2013 (Drawing no. P-05);
3. the Site Layout Plan received 15th October 2013 (Drawing no. P-04f);
4. the Proposed Plots 1 & 2 received 17th June 2013 (Drawing no. P-01);
5. the Proposed Plots 3 & 4 received 17th June 2013 (Drawing no. P-02);
6. the Proposed Plots 5 & 6 received 17th June 2013 (Drawing no. P-03);
7. the Design & Access Statement received 17th June 2013;
8. the Desktop Contamination Study received 17th June 2013;
9. the Supplementary Document received 7th October 2013;
10. the Pre-Development Arboricultural Report received 18th July 2013;
11. the Notice of Decision;
12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

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

Reason: To ensure the materials are appropriate to the building and character of the area in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and garages shall be submitted to and approved in writing by the local planning authority before any site works commence. The development shall then be undertaken in accordance with the approved details.

Reason: In order that the approved development is appropriately located within the topography of the land in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. Prior to the commencement of development hereby approved by this permission a scheme for the provision of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the investigation and, where possible, the inclusion of SUDs and shall be constructed and completed in accordance with the approved plans prior to the occupation of any dwelling.

Reason: To ensure a satisfactory means of surface water disposal and

in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

6. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans. The development shall then be undertaken in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. Prior to the commencement of development hereby approved, details of a landscaping scheme have been submitted to and approved in writing by the Local Planning Authority.

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

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

9. The access road etc shall be designed, constructed and drained to a standard suitable for adoption and in this respect full engineering details shall be submitted for approval before work commences on site. No work shall be commenced until a full specification has been approved.

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

10. The access road and turning facility, including the visibility splays, shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway. As soon as the new access to Monkhill Farm has been created, the existing access at the NW corner of the plot shall be removed and the wall re-instated as shown on the drawing P-04f received from Gray Associates Ltd on 15th October 2013.

Reason: The carrying out of building works without the provision of these facilities is likely to lead to inconvenience and danger to road users and to support Local Transport Policies: LD5, LD7 & LD8.

11. No dwelling shall be occupied until the vehicular access and parking requirements have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and capable of use at all times thereafter 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.

12. Before development commences a scheme of tree and hedge protection shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the position and type of barriers to be installed. The barriers shall be erected before development commences and retained for the duration of the development.

Reason: To protect trees and hedges during development works in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

13. Within the tree protection fencing approved by Condition 13:

1. no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree;
2. no equipment, machinery or structure shall be attached to or supported by a retained tree;
3. no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area;
4. no alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority;
5. the tree protection measures shall be retained in good condition and to the satisfaction of the local authority for the duration of the development.

Reason: To protect trees and hedges during development works in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

14. Prior to the commencement of development hereby approved, a Method Statement detailing the type of materials and construction methods to be used in the Root Protection Areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To protect the trees on and adjacent the site in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no extensions or alterations to the dwellings within the meaning of Schedule 2 Part (1) shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that the character and appearance of the area is not adversely affected by inappropriate extensions in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

16. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. This written scheme of investigation will include the following components:

1. An archaeological evaluation;
2. An archaeological recording programme the scope of which will be dependant upon the results of the evaluation.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the examination and recording of such remains in accordance with Policy LE9 of the Carlisle District Local Plan 2001-2016.

17. Where the results of the programme of archaeological work referred to in the above condition make it appropriate, there shall be carried out within two years of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the Local Planning Authority: an archaeological post-excavation assessment and analysis, the preparation of a site archive ready for deposition at a store, the completion of an archive report, and the preparation and submission of a report of the results for publication in a suitable specialist journal.

Reason: To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development in accordance with Policy LE9 of the Carlisle District Local Plan 2001-2016.

18. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Policy LE29 of the Carlisle District Local Plan 2001-2016.

19. No development hereby approved by this permission shall commence until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The methodology should be in accordance with the Environment Agency's "Works and maintenance in or near water: PPG5 document" and shall include methods to reduce siltation, remediation and other polluting run-off and contamination reaching the River Eden from excavation, ground preparation works and other ground disturbance. The development shall then be undertaken in accordance with the approved methodology.

Reason: To ensure that the River Eden Special Area of Conservation is not adversely affected by polluting run-off from the site in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

20. No site clearance or works to hedges shall take place during the bird breeding season from 1st March to 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 nesting birds in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.



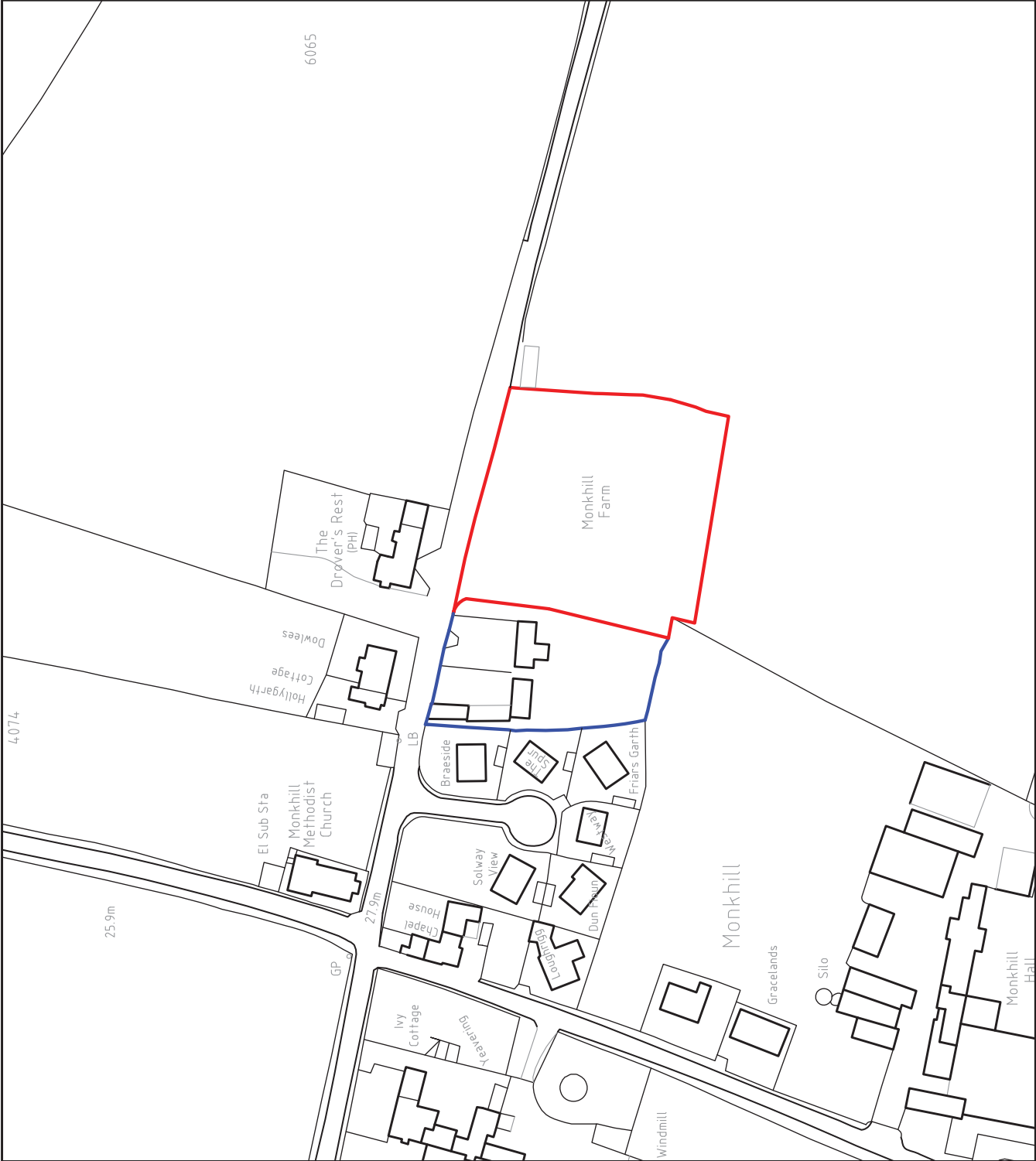
Revision Status		Initials
Rev	Date	Amendments

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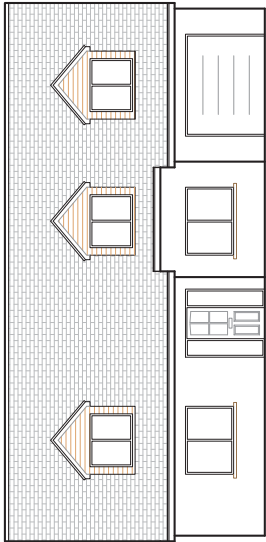
Client
G W Bimson
1 Old School Yard
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Drawing
Title: Location Plan
Scheme: Site Adjacent Monkhill Farm
Scale: 1:1250
Date: Jun 2013
Dwg No.: P-05
Drawn: D Gray

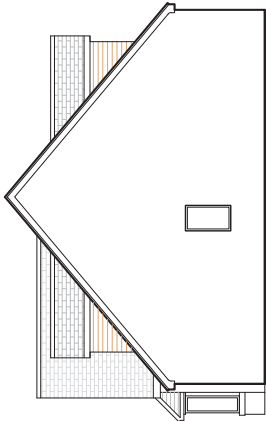
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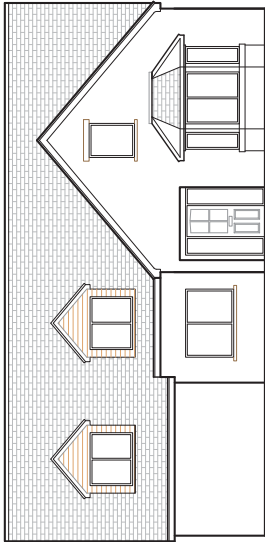
Plots 1 & 2: Plot 1 shown, Plot 2 handed



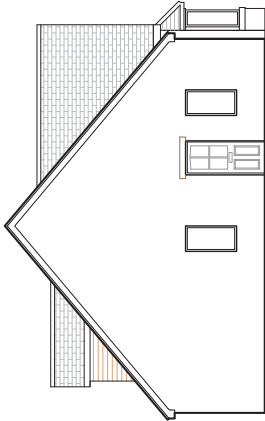
SOUTH ELEVATION



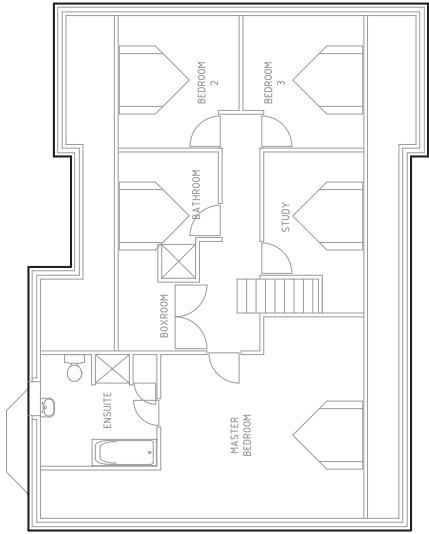
WEST ELEVATION



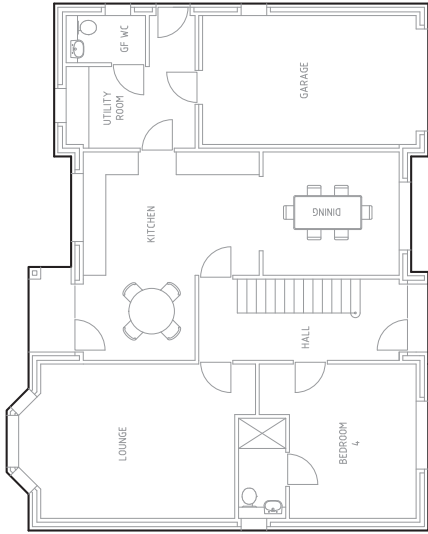
NORTH ELEVATION



EAST ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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Revision Status

Rev Date Amendments

Agent

Initials

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Client

G W Binson

1 Old School Yard

Springfield

Gretna

DG16 5HS

Drawing

Title: Plots 1 & 2

Scheme: Site Adjacent Monkhill Farm

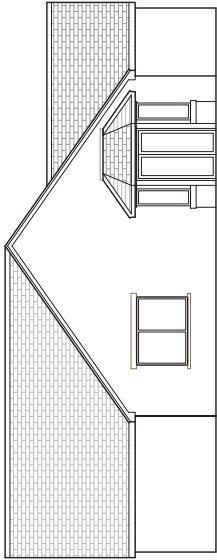
Scale: 1:100

Date: Jun 2013

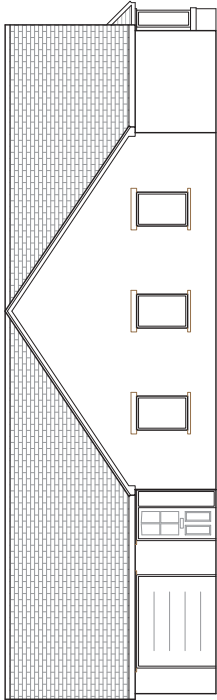
Dwg No: P-01

Drawn: D Gray

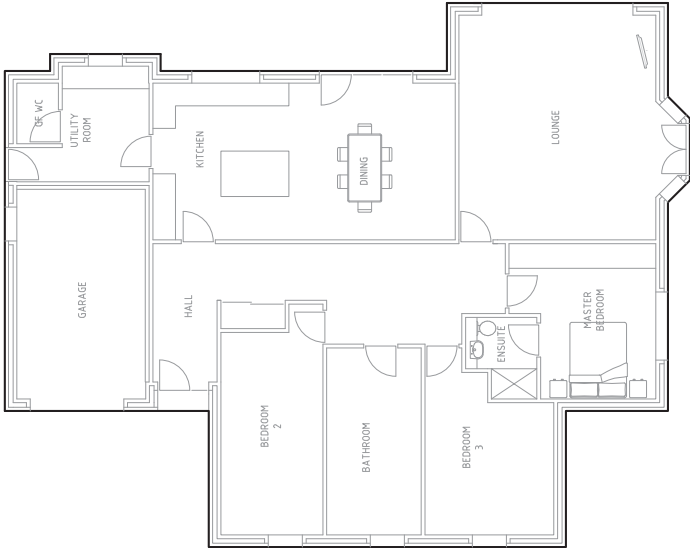
Plots 3 & 4: Plot 4 shown, Plot 3 handed



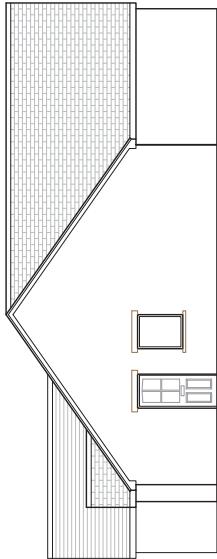
SOUTH ELEVATION



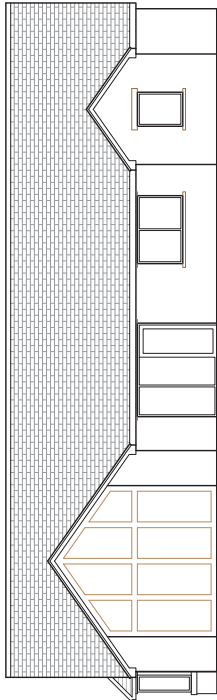
WEST ELEVATION



GROUND FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION

Revision Status			Initials
Rev	Date	Amendments	

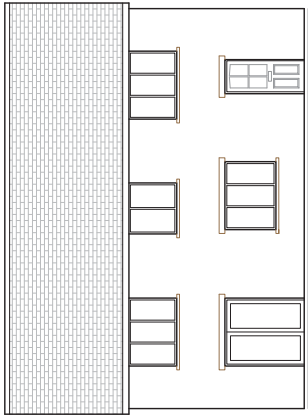
Agent
GRAY ASSOCIATES LTD
Architectural & Building Surveying Services
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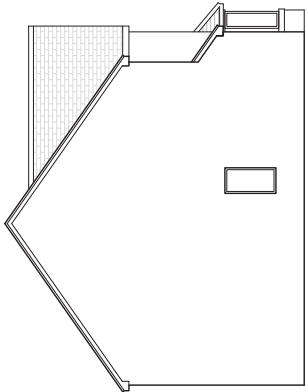
Drawing	
Title	Flds 3 & 4
Scheme	Site Adjacent Monkhill Farm
Scale	1:100
Date	Jun 2013
Dwg No.	P-02
Drawn:	D Gray

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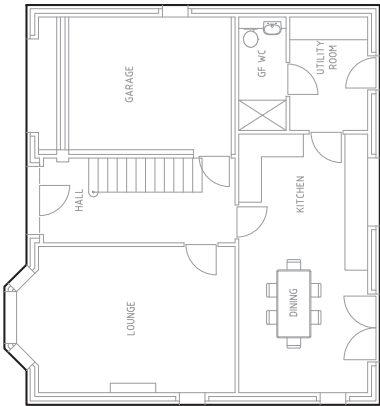
Plots 5 & 6: Plot 6 shown, Plot 5 handed



SOUTH ELEVATION



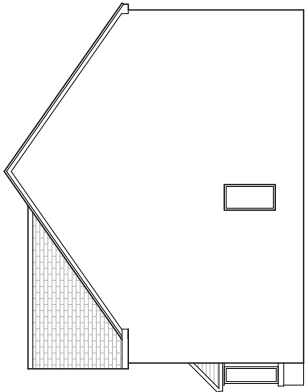
EAST ELEVATION



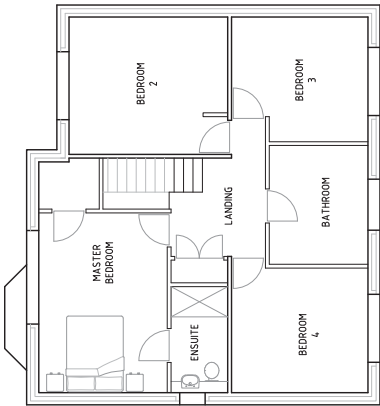
GROUND FLOOR PLAN



NORTH ELEVATION

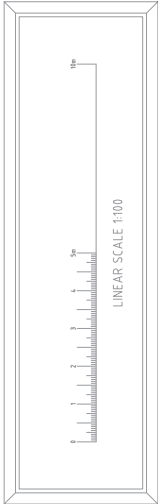


WEST ELEVATION



FIRST FLOOR PLAN

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Revision Status

Rev Date Amendments

Initials

Agent

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Drawing

Title: Plots 5 & 6
Scheme: Site Adjacent Monkhill Farm
Scale: 1:100
Date: Jun 2013
Dwg No: P-03
Drawn: D Gray