

# Schedule of Decisions

## Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

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**Item no: 01**

**Appn Ref No:**  
17/0361

**Applicant:**  
Mrs Jane Thomson

**Parish:**  
Farlam

**Date of Receipt:**  
24/04/2017

**Agent:**  
Robson & Liddle (Rural)  
Ltd

**Ward:**  
Irthing

**Location:**  
Home Farm, Farlam, Brampton, CA8 1LA

**Grid Reference:**  
355528 558868

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Proposal: Erection Of 1no. Agricultural Workers Dwelling (Outline)

### Grant Permission

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

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

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

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

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

1. the Planning Application Form received 2nd May 2017;
2. the Location Plan received 12th June 2017 (Plan no. 1);
3. the Access point received 2nd May 2017 (Plan no. 2);
4. the Desk Top Study received 12th June 2017;
5. the Agricultural Planning Appraisal Report received 12th June 2017;
6. the Notice of Decision;
7. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To define the permission.

4. The occupation of the dwelling hereby approved shall be limited to persons solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or dependants of such persons residing with him or her, or a widow or widower of such a person.

**Reason:** The unrestricted use of the dwelling would be contrary to the provisions of the National Planning Policy Framework and Policy HO2 of the Carlisle District Local Plan 2015-2030 which seek to prevent additional sporadic development in the countryside unless demonstrated to be essential in the interests of agriculture or forestry.

5. No development shall commence until samples or full details of all materials to be used on the exterior have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

**Reason:** In the interests of visual amenity in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

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

**Reason:** In the interests of visual amenity in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

7. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the local planning authority.

The surface water system shall demonstrate that no flooding will occur on any part of the site for a 1 in 30 year event unless designed to do so, flooding will not occur to any building in a 1 in 100 year event plus 30 % to account for climate change, and where reasonably possible flows resulting from rainfall in excess of a 1 in 100 year 6 hour rainfall event are managed in conveyance routes (plans

of flow routes etc). The scheme must also confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary.

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

**Reason:** To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

8. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
  - a. arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
  - b. arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

**Reason:** To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

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

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

10. Particulars of height and materials of all screen walls and boundary fences shall be submitted to and approved by the local planning authority prior to the commencement of the development hereby permitted. All works comprised in the approved details of means of enclosure and boundary treatment shall be carried out contemporaneously with the completion (i.e. by the plastering out) and completed prior to the occupation of each dwelling hereby permitted.

**Reason:** To ensure that the work is undertaken in a co-ordinated manner that safeguards the appearance and security of the area in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

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

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

12. No development shall take place until details of a landscaping scheme have been submitted to and approved by the local planning authority.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared to reduce the potential for crime in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

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

**Reason:** To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

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

**Reason:** The carrying out of this development without the provision of these facilities during the construction works is likely to lead to

inconvenience and danger to road users in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policy LD8.

15. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2012 shall be erected around the trees and hedges to be retained at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires should be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

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

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### Relevant Development Plan Policies

#### Item no: 02

**Appn Ref No:**  
18/0214

**Applicant:**  
Carlisle Diocesan Board of Castle Carrock  
Finance

**Parish:**

**Date of Receipt:**  
07/03/2018 23:02:42

**Agent:**  
PFK Planning

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Land to the west of The Glebe, Rectory Road,  
Castle Carrock, Brampton, CA8 9LZ

**Grid Reference:**  
354116 555282

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Proposal: Erection Of Dwellings (Outline) (Revised Application)

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the completion of a S106 Agreement to secure two of the dwellings on site being made available at a 30% discount.

If the S106 Agreement is not completed, Members resolved to give authority to the Corporate Director of Economic Development to issue refusal of the proposal.

#### Item no: 03

**Appn Ref No:**  
18/0283

**Applicant:**  
Mr Addis

**Parish:**  
Dalston

**Date of Receipt:**  
26/03/2018 16:02:42

**Agent:**  
Burnetts

**Ward:**  
Dalston

**Location:**  
Hazeldean, Orton Grange, Carlisle, CA5 6LA

**Grid Reference:**  
335380 552015

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Proposal: Change Of Use From Guest House (Use Class C1) To Dwellinghouse  
(Use Class C3)

**Grant Permission**

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

1. the submitted planning application form received 26th March 2018;
2. the site location plan received 26th March 2018;
3. the floor plans - existing and proposed received 3rd April 2018;
4. the Notice of Decision; and
5. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Notwithstanding the details contained within the proposed floor plans received 3rd April 2018 not more than 6no. rooms shall be used as bedroom accommodation.

**Reason:** To ensure that the use remains within Use Class C3 of the Town and County Planning (Use Classes) Order 1987 (as amended).

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**Relevant Development Plan Policies**

**Item no: 04**

**Appn Ref No:**  
17/1097

**Applicant:**  
Mrs Frances Wild

**Parish:**  
Farlam

**Date of Receipt:**  
20/12/2017

**Agent:**  
Mr Colin Wild

**Ward:**  
Irthing

**Location:**  
Land opposite Crossgates Cottages and Park  
Terrace, Crossgates Road, Hallbankgate

**Grid Reference:**  
358610 559246

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Proposal: Formation Of Hardstanding; Erection Of Proposed Agricultural Shed

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

1. the submitted planning application form received 4th April 2018;
2. the site location plan, scale 1:2500, received 22nd March 2018;
3. the block plan received 16th March 2018;
4. the proposed site layout plan received 16th March 2018;
5. the proposed floor plans and elevations received 16th March 2018;
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. For the avoidance of doubt the shed hereby approved shall be used for agricultural purposes only.

**Reason:** To preclude the possibility of the use of the premises for purposes inappropriate in the locality. In accordance with Policies SP6 and EC12 of the Carlisle District Local Plan 2015-2030.

4. Public Bridleway 115015 lies adjacent to/runs through the site, the Applicant must ensure that no interference and obstruction occurs to the footpath during, or after the completion of the site works.

**Reason:** To support Local Transport Plan Policy W1 and W2.

5. Should any external lighting be proposed details of the proposed external lighting scheme should be submitted and approved in writing by the Local Planning Authority prior to its erection.

**Reason:** To safeguard the amenities of the occupiers of residential properties in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. 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, including the hardcore road, have been submitted to

and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. For the avoidance of doubt the whole of the building should be faced in stone.

**Reason:** To ensure that materials to be used are acceptable and in accord with Policies SP6, EC12 and GI2 of the Carlisle District Local Plan 2015-2030.

7. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works, including percolation tests, 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 CC5 of the Carlisle District Local Plan 2015-2030.

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## Relevant Development Plan Policies

### Item no: 05

**Appn Ref No:**  
17/1066

**Applicant:**  
Mr S Fiddler

**Parish:**  
Hayton

**Date of Receipt:**  
11/12/2017

**Agent:**

**Ward:**  
Hayton

**Location:**  
Plot 3 (Fallows End), Land to rear of Elmfield,  
Townhead, Hayton, Brampton, CA8 9JF

**Grid Reference:**  
351566 557745

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Proposal: Erection Of 3no. Detached Dwellings Without Compliance With Condition 2 Imposed By Planning Permission 16/0261 To Retrospectively Amend The Design Of The Roof From A Hip To Full Gable And Other Revisions To The Design Of Plot 3

### Refuse Permission

1. **Reason:** The proposed hip to gable extension is considered to introduce an unacceptable form of development which is neither visually subservient nor complementary to the existing building and is therefore contrary to policy HO8 of the Carlisle and District Local Plan 2015-2030. The proposal fails to respond to the local context and character of the surrounding area and according fails to meet the requirements of policy SP6 of the Carlisle District Local Plan 2015-2030 and the associated requirements of the National Planning Policy Framework.



## Relevant Development Plan Policies

### Item no: 06

**Appn Ref No:**  
18/0070

**Applicant:**  
Mr Ian Little

**Parish:**  
Wetheral

**Date of Receipt:**  
22/01/2018

**Agent:**

**Ward:**  
Great Corby & Geltsdale

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

**Grid Reference:**  
349378 555122

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Proposal: Erection Of 1no. Dwelling (Outline)

Members resolved to defer consideration of the proposal in order to await the receipt of an ecological survey and to await a further report on the application at a future meeting of the Committee.

### Item no: 07

**Appn Ref No:**  
18/0131

**Applicant:**  
c/o Blackbox Architects

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
12/02/2018 11:02:41

**Agent:**  
Black Box Architects  
Limited

**Ward:**  
Dalston

**Location:**  
Former White Quey Inn, Stoneraise, Durdar,  
Carlisle, CA5 7AT

**Grid Reference:**  
340241 549358

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Proposal: Conversion Of Existing Building To Form 2no. Dwellings, Together With The Erection Of 3no. Dwellings Within The Grounds Of The Property (Reserved Matters Application Pursuant To Outline Approval 17/0499)

### Grant Permission

1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by conditions 2, 5, 6, 11, 20 (part), 21 (part) and 22 (part) attached to the outline planning consent (17/0499) to develop the site.
2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
  1. the submitted planning application form;

2. the Location plan (dwg 17-135-09) received 6th April 2018;
3. the Block plan (dwg 17-135-10) received 6th April 2018;
4. the Site plan (dwg 17-135-11A) received 1st May 2018;
5. the Plot 1 Dwelling (dwg 17-135-01A Rev A) received 6th April 2018;
6. the Plot 2 Dwelling (dwg 17-135-02A Rev A) received 6th April 2018;
7. the Plot 3 Dwelling (dwg 17-135-03A Rev A) received 6th April 2018;
8. the Plot 4 & 5 (dwg 17-135-05) received 6th April 2018;
9. the Plot 4 & 5 Existing (dwg 17-135-005) received 6th April 2018;
10. the Roadside Elevation and Planting (dwg 17-135-08A Rev A) received 1st May 2018;
11. the design statement received 12th February 2018;
12. the Existing Site Layout (Dwg B9822/SK01) received 22 May 2018;
13. the Existing and Proposed Drainage Layout (Dwg B9822/01) received 22 May 2018;
14. the Typical Drainage Details Sheet 1 (Dwg B9408/100) received 22 May 2018;
15. the Typical Drainage Details Sheet 2 (Dwg B9408/101) received 22 May 2018;
16. the Drainage Calculations Sheets 1-8 by Bingham Yates Ltd received 22 May 2018;
17. the Bat Survey by Wilde Ecology dated 11th May 2018;
18. the Management and Maintenance arrangements received 25 May 2018;
19. the Notice of Decision; and
20. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling units to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

**Reason:** To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policies HO6 and HO8 of the Carlisle District Local Plan 2015-2030.

4. Notwithstanding the details as specified in the Management and Maintenance arrangements, a log of the required inspections shall be kept to confirm that the management and maintenance is being undertaken in accordance with paragraph 7 of the aforesaid document. The log shall then be made available for inspection on request of the local planning authority.

**Reason:** To ensure compliance with Policy IP6 of the Carlisle District Local Plan 2015-2030 and minimise any disruption on the surrounding environment and watercourse.

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## Relevant Development Plan Policies

### Item no: 08

**Appn Ref No:**

18/0101

**Applicant:**

Mr Nicholson

**Parish:**

Burgh-by-Sands

**Date of Receipt:**

01/02/2018 23:02:44

**Agent:**

SLJ Projects

**Ward:**

Burgh

**Location:**

Sundown Cottage, Burgh by Sands, Carlisle, CA5 6AX

**Grid Reference:**

332215 559037

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Proposal: Erection Of Two Storey Rear Extension To Provide Kitchen/Diner On Ground Floor With Bathroom, Bedroom And Balcony Above Together With Erection Of Detached Garage

Members resolved to defer consideration of the proposal in order to undertake a site visit and to await a further report on the application at a future meeting of the Committee.

### Item no: 09

**Appn Ref No:**

18/0153

**Applicant:**

NWF Agriculture Ltd

**Parish:**

Arthuret

**Date of Receipt:**

16/02/2018 16:02:40

**Agent:**

JMI Planning

**Ward:**

Longtown &amp; Rockcliffe

**Location:**

NWF Agriculture Ltd, Woodside Road, Sandysike Industrial Estate, Carlisle, CA6 5SR

**Grid Reference:**

338666 566141

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Proposal: Extension To Existing Storage Building

### Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved

documents for this Planning Permission which comprise:

1. the Planning Application Form received 16th February 2018;
2. the Proposed Location Plan and Site Plan received 16th February 2018 (Drawing no. A3434-001);
3. the Proposed Plans and Elevations received 16th February 2018 (Drawing no. [1] 18010;
4. the Planning Statement received 16th February 2018;
5. the Notice of Decision;
6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the local planning authority. Such details shall include measures to prevent surface water discharging onto the highway.

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

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

The development shall be completed, maintained and managed in accordance with the approved details.

**Reason:** To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

4. The building hereby approved shall be used solely and exclusively for the

ancillary storage of goods and materials and shall at no time be used in any manufacturing process.

**Reason:** To ensure the development does not generate unacceptable levels of noise and disturbance in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

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## Relevant Development Plan Policies

### Item no: 10

<b>Appn Ref No:</b> 18/0290	<b>Applicant:</b> Mr S Mawbray	<b>Parish:</b> Wetheral
<b>Date of Receipt:</b> 27/03/2018 16:02:50	<b>Agent:</b> Tsada Building Design Services	<b>Ward:</b> Wetheral
<b>Location:</b> Croftfield, Aglionby, Carlisle, CA4 8AQ	<b>Grid Reference:</b> 344830 556449	

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Proposal: Part Retrospective Planning Permission For the Change Of Use Of Paddock Area To Provide Additional Garden and Parking Area Together With the Erection Of A Detached Garage Without Compliance With Condition 2 (Approved Documents) And Condition 5 (Boundary Hedgerow) Imposed By Planning Permission 16/1054 For The Internal Fence Adjustment From 1.8m To 2.6m High Close Boarded Fencing And The Retention Of The Western, Eastern and Southern Hedgerow Boundaries To Be Retained At A Height Of Not Less Than 2.6 Metres In Height In Lieu Of 2 Metres

Members resolved to defer consideration of the proposal in order to undertake a site visit and to await a further report on the application at a future meeting of the Committee.

### Item no: 11

<b>Appn Ref No:</b> 18/0207	<b>Applicant:</b> Mr Shepherd	<b>Parish:</b> Brampton
<b>Date of Receipt:</b> 06/03/2018 16:02:38	<b>Agent:</b> Tsada Building Design Services	<b>Ward:</b> Brampton
<b>Location:</b> Moat Villa, Moat Street, Brampton, CA8 1UJ	<b>Grid Reference:</b> 353157 561229	

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Proposal: Erection Of Two Storey Extension To Provide Utility And En-Suite

Bedroom On Ground Floor With Study/Dayroom Above  
Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

1. the submitted planning application form, received 6th March 2018;
2. Heritage Statement, received 9th March 2018;
3. Location Plan/ Block Plan/ Existing Floor Plans & Elevations, received 24th May 2018 (Dwg No. 60/2016/1a);
4. Proposed Floor Plans and Elevations, received 10th May 2018 (Dwg No. 60/2016/2D);
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 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 Policies LE7 and SP6 of the Carlisle District Local Plan 2015-2030 are met and to ensure a satisfactory external appearance for the completed development.

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### Relevant Development Plan Policies

#### Item no: 12

**Appn Ref No:**  
17/0802

**Applicant:**  
Mr D Williamson

**Parish:**  
Wetheral

**Date of Receipt:**  
19/09/2017

**Agent:**  
Jock Gordon Architectural  
SVS Ltd

**Ward:**  
Great Corby & Geltsdale

**Location:**

Land adjacent 12 The Whins, Heads Nook,  
Brampton, CA8 9AL

**Grid Reference:**

349228 555159

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Proposal: Erection Of 1no. Dwelling (Outline) (Revised Application)

**Decision:** Refuse    Permission

**Date:** 17/11/2017

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Dismissed

**Date:** 04/05/2018