

SCHEDULE A: Applications with Recommendation

18/0985

Item No: 13

Date of Committee: 11/01/2019

Appn Ref No:
18/0985

Applicant:
Cumbria Wildlife Trust

Parish:
Stanwix Rural

Agent:

Ward:
Stanwix Rural

Location: Gosling Sike Farm, Houghton Road, Houghton, Carlisle, CA3 0LD

Proposal: Erection Of 1no. Polytunnel And 2no. Timber Sheds

Date of Receipt:
02/11/2018

Statutory Expiry Date
28/12/2018

26 Week Determination
14/01/2019

REPORT

Case Officer: Barbara Percival

1. Recommendation

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

2. Main Issues

- 2.1 Principle of development
- 2.2 Impact of the proposal on the landscape character of the area
- 2.3 Impact of the proposal on the buffer zone on Hadrian's Wall World Heritage Site
- 2.4 Whether the scale and design of the proposal is acceptable
- 2.5 Impact of the proposal on the living conditions of the occupiers of neighbouring properties
- 2.6 Impact of the proposal on highway safety
- 2.7 Impact of the proposal on biodiversity

3. Application Details

The Site

- 3.1 The application site, equating to approximately 155 square metres, is currently a parcel of vacant land to the south east of the car park serving Cumbria Wildlife Trusts visitor centre and offices on Houghton Road,

Houghton. The southern, eastern and western boundaries of the site are delineated by native hedgerows.

Background

- 3.2 Gosling Sike Farm was gifted to Cumbria Wildlife Trust (CWT) in 2012 and has evolved through its use by CWT including the formation of wetland areas and the construction of a visitors centre and offices.

The Proposal

- 3.3 The proposal seeks full planning permission for the erection of a polytunnel and 2no. timber sheds for use by CWT as a pollinator project. The Design and Access Statement outlying that the project will run for three years and during this duration they aim to grow 9,000 wild flower plugs which will be used for habitat restoration and creation at community and other sites across Cumbria. Seed will be sourced from Cumbria Wildlife Trust reserves and will be of Cumbrian provenance.
- 3.4 CWT anticipate that 150 young and disadvantaged people will take part in activities at the nursery during the projects duration with funding from the Heritage Lottery Fund covering the initial set-up costs of the project. Upon completion of the project period CWT will continue to use the nursery to work with the local community.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of the occupiers of one neighbouring property and the posting of a Site Notice. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection to the proposed development as the proposal does not affect the highway nor does it increase the flood Risk on the site or elsewhere;

Stanwix Rural Parish Council: - in summary, the parish council objects to the proposal on the grounds of: questions the long-term function of the proposal; impact on highway safety due to increase in vehicular traffic movements along Houghton Road and potential hazard resulting from damage to polytunnel during high winds; light pollution; impact on adjacent wetland conservation area during and after construction. Requests the imposition of conditions in respect of as safety management plan; and restriction of lighting within the site;

Historic England - North West Office: - do not wish to offer any comments.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP6, EC11, IP3, CM5, HE1, GI1 and GI3 of the Carlisle District Local Plan 2015-2030 are relevant. The Cumbria Landscape Character Guidance and Toolkit (March 2001) (CLCGT) is also a material consideration.
- 6.3 The proposal raise the following planning issues.

1. Principle Of Development

- 6.4 As highlighted earlier in the report, Gosling Sike Farm was gifted to the Cumbria Wildlife Trust (CWT) in 2012. In January 2017 full planning permission was granted for the erection of offices and education facilities with associated external works and car parking (application reference 16/1017).
- 6.5 This current application now seeks permission for the erection of a polytunnel and 2no. timber sheds on an area of vacant land, equating to approximately 155 square metres, to the south east of the car park serving the visitor centre and offices. The Design and Access Statement submitted as part of the application explaining that: *"the aim of the nursery at Gosling Sike is to provide opportunities for young and disadvantaged people in Carlisle and North Cumbria to participate in conservation and horticultural activities in a safe, accessible and well serviced environment ... the pollinator project will run for three years and during this duration they aim to grow 9,000 wild flower plugs which will be used for habitat restoration and creation at community and other sites across Cumbria. Seed will be sourced from Cumbria Wildlife Trust's reserves and will be of Cumbrian provenance. CWT anticipate that 150 young and disadvantaged people will take part in activities at the nursery during the projects duration. Funding from the HLF (Heritage Lottery Fund) will cover the set up costs of the nursery; Cumbria Wildlife Trust will continue to use the nursery to work with the local community, after the duration of the project"*.
- 6.6 The application site would provide a complementary use to Gosling Sike, therefore, the principle of development is acceptable.

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

- 6.7 The Cumbria Landscape Character Guidance and Toolkit (March 2001) (CLCGT) identifies that the site falls within the Cumbria Landscape Character Sub-Type 5b 'Low Farmland'. The toolkit advises that key characteristics of this landscape are: undulating and rolling topography; intensely farmed agricultural pasture dominates; patchy areas of woodland provide contrast to the pasture; woodland is uncommon west towards the coast; fields are large and rectangular; hedges, hedgerow trees and fences bound fields and criss

cross up and over the rolling landscape.

- 6.8 In respect of new development the CLCGT seeks to ensure new development respects the historic form and scale of villages ensuring that it is compatible with the wider landscape character. The polytunnel and sheds are relatively small in scale and would be viewed in the context of the visitor centre and associated car park. Existing hedgerows would also help to mitigate for any perceived visual impact from public viewpoints. Accordingly, the proposal would not have a detrimental impact on the landscape character of the area.

3. Impact Of The Proposal On The Buffer Zone on Hadrian's Wall World Heritage Site

- 6.9 Policy HE1 local plan states that proposed development in the buffer zone of the Wall World Heritage Site should be assessed for its impact on the site's Outstanding Universal Value and particularly on views into and out of it. The application site is located immediately adjacent to the car park serving CWT's visitor centre and offices within Houghton. Given the scale and location of the development the proposal would not have a detrimental impact on the buffer zone of the World Heritage Site. Historic England has also been consulted and do not wish to offer any comments or raise any objections to the proposal.

4. Whether The Scale And Design Of The Proposal Is Acceptable

- 6.10 The submitted drawings illustrate the development of a nursery on a parcel of vacant land adjoining the car park. The northern, southern and eastern boundaries of the application site would consist of rabbit proof fences with a hedgerow planted along its western boundary. The polytunnel, constructed from steel supporting hoops covered with a clear plastic membrane, would be located adjacent to the western boundary and would be 20.1 metres long by 6.1 metres wide with a height of 2.8 metres. Two timber sheds, a storage shed and potting shed, would be located to the east and south of the polytunnel. The storage shed which would have a mono-pitched roof would be 4.75 metres long by 2.5 metres wide with a maximum height of 2.05 metres. The pitched roof potting shed would be 5.5 metres long by 3.65 metres wide with a height of 2.75 metres. There would also be a graveled seating area, raised beds (suitable for wheelchair users) two composing areas and a graveled standing area to harden plants. LED low level bollard lighting would also be installed within the area.
- 6.11 Stanwix Rural Parish Council has raised objections to the proposal citing, amongst other issues raised, the detrimental impact of the proposal by virtue of its scale, use and proposed use of lighting within the application site. The objections of the parish council are noted; however, the proposal would be viewed in the context of the existing use of the site and the much larger visitors centre building. The polytunnel and sheds would also be partially obscured by existing and proposed hedgerows.
- 6.12 In respect of potential light pollution, directly opposite the application site and

along Houghton Road there are a number of street lights. The submitted details illustrate that the LED lighting bollards would be a metre in height, obscured from public viewpoints by the existing roadside hedge. In the context of the existing street lighting immediately opposite the application site and along Houghton Road, the resultant light source from the proposed LED lighting bollards would be negligible.

5. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Properties

- 6.13 Polices within the local plan seek to ensure that development proposals are appropriate in terms of quality to that of the surrounding area and do not have an adverse impact on the living conditions of the occupiers of adjacent residential properties. Given the existing use of the site, the scale of the development together with the distance from neighbouring residential properties the proposal is unlikely to have a detrimental impact on the living conditions of the occupiers of neighbouring properties through unacceptable noise, disturbance or intensification of use.

6. Impact Of The Proposal On Highway Safety

- 6.14 The parish council objects to the proposal as it considers that the proposal has the potential to increase vehicular movements along Houghton Road. A further issue raised is that the polytunnel may become unsafe during high winds and have the potential to impact on highway safety due to its proximity to Houghton Road.
- 6.15 Given the scale of the development, the construction method employed on the polytunnel, the existing use of the site and that adequate in-curtilage parking/drop-off facilities are already provided, it is unlikely that the proposal would have a detrimental impact on the highway network. Cumbria County Council, as highway authority, has been consulted and as it does not share the concerns of the parish council it would be difficult to substantiate a refusal of the application on highway safety grounds.

7. Impact Of The Proposal On Biodiversity

- 6.16 The Councils GIS Layer has identified that the site has the potential for several key species to be present within the vicinity. Given the existing use of the site together with the intervening distance from the wetlands enhancement area approved under application 11/1078 it is unlikely that the development would harm a protected species or their habitat. 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.

Conclusion

- 6.17 The proposal would provide a complementary use of the site by CWT, therefore, the principle of development is acceptable. Given the scale and location of the development together with existing and proposed landscaping

the proposal would not have a detrimental impact on the character of the landscape, the buffer zone on Hadrian's Wall World Heritage Site or on biodiversity.

- 6.18 The scale and design and proposed lighting method is acceptable and would not have a detrimental impact on the living conditions of the occupiers of neighbouring properties.
- 6.19 In all aspects the proposals are compliant with the objectives of the NPPF, PPG and local plan policies. Accordingly, the application is recommended for approval.

7. Planning History

- 7.1 In 2013, full planning permission was granted for construction of visitor centre and office facilities with associated external works and car parking (application reference 13/0956).
- 7.2 In 2017, full planning permission was granted for erection of offices and education facilities with associated external works and car parking (application reference 16/1017).
- 7.3 Also in 2017, an application to discharge of condition 6 (foul drainage works) of previously approved permission 16/1017 (application reference 17/0286).
- 7.4 In 2018, advertisement consent was granted for display of 1no. fascia sign, 1no. hanging sign and 2no. hoarding signs (all non illuminated) (application reference 18/0169).
- 7.5 Again in 2018, full planning permission was granted for construction of timber pergola to office entrance (application reference 18/0783).

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 development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 - 1. the submitted planning application form received 31st October 2018;
 - 2. the site location plan received 31st October 2018;
 - 3. the block plan received 2nd November 2018 (Drawing No. CWT-PP-BP);
 - 4. the elevation plan received 31st October 2018 (Drawing No.

- CWT-PP-Elevation Plan);
5. the additional information received 13th December 2018;
 6. the LED lighting bollard details received 13th December 2018;
 7. the polytunnel details received 13th December 2018;
 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 hedgerow along the western boundary shall be carried out in the first planting season following the occupation of the nursery 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 Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.



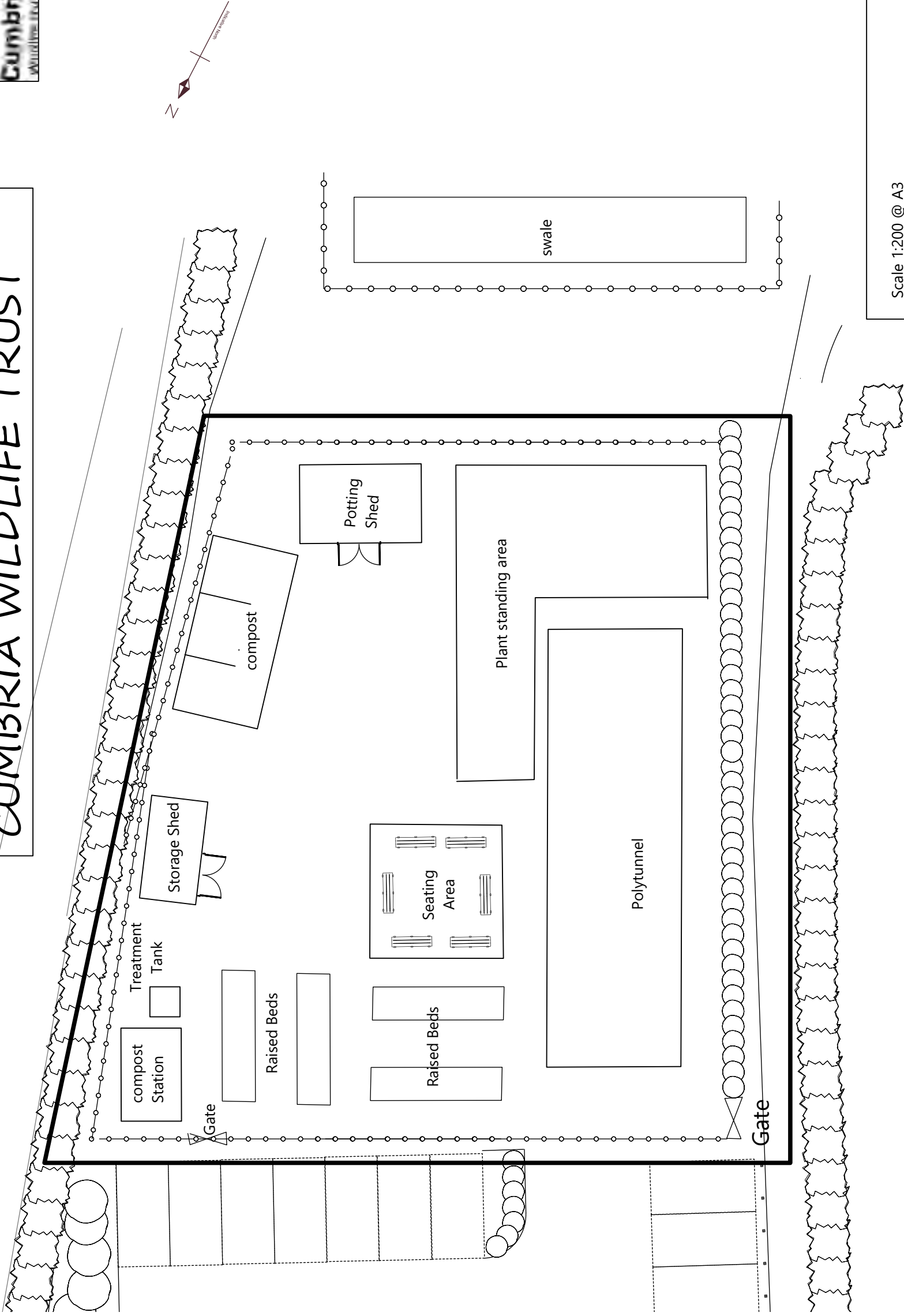
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Cumbria Wildlife Trust
Gosling Sike
Houghton Road
Houghton
Carlisle
CA3 0LD



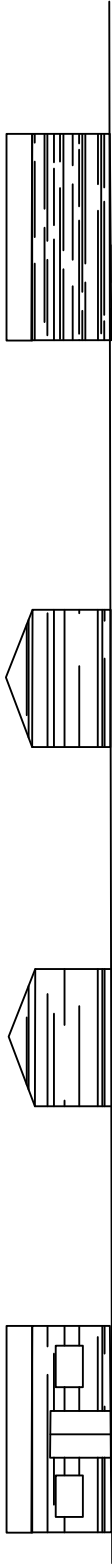
GOSLING SIKE

CUMBRIA WILDLIFE TRUST



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Cumbria Wildlife Trust - Gosling Sike
Houghton
CA3 0LD
CWT-PP-BP

GOSLING SIKE
CUMBRIA WILDLIFE TRUST

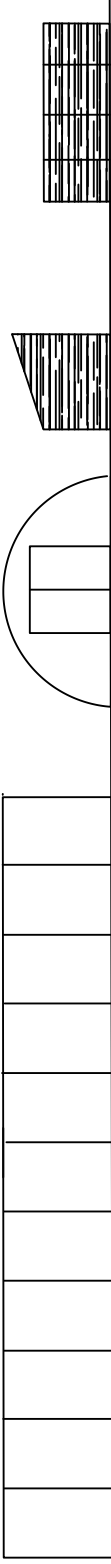


Potting Shed
N/W
ELEVATION
AS PROPOSED

Potting Shed
S/W
ELEVATION
AS PROPOSED

Potting Shed
N/E
ELEVATION
AS PROPOSED

Potting Shed
S/E
ELEVATION
AS PROPOSED

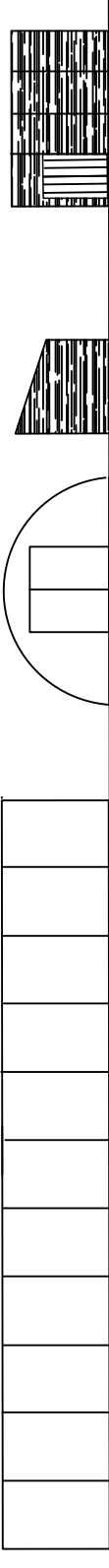


Poly Tunnel
S/W
ELEVATION
AS PROPOSED

Poly Tunnel
N/W
ELEVATION
AS PROPOSED

Storage Shed
N/W
ELEVATION
AS PROPOSED

Storage Shed
N/E
ELEVATION
AS PROPOSED



Poly Tunnel
N/E
ELEVATION
AS PROPOSED

Poly Tunnel
S/E
ELEVATION
AS PROPOSED

Storage Shed
S/E
ELEVATION
AS PROPOSED

Storage Shed
S/W
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