

SCHEDULE A: Applications with Recommendation

17/0814

Item No: 14

Date of Committee: 05/01/2018

Appn Ref No:
17/0814

Applicant:
Citadel Estates Ltd

Parish:
Hayton

Agent:
Hyde Harrington

Ward:
Great Corby & Geltsdale

Location: Field No. 7961, Land north of Town Foot Farm, Talkin, Brampton, CA8 1LE

Proposal: The Erection Of 5No. Dwellings And Associated Works Including The Erection Of A Dry Stone Boundary Wall And Construction Of A Pavement (Revised Application)

Date of Receipt:
22/09/2017 13:02:42

Statutory Expiry Date
17/11/2017 13:02:42

26 Week Determination
05/01/2018

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 The Principle Of Development And Whether The Impact On The Character Of The Area Is Acceptable
- 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 Foul And Surface Water Drainage
- 2.6 Impact On Biodiversity
- 2.7 Impact On Existing Trees
- 2.8 Other Matters

3. Application Details

Introduction

- 3.1 This application seeks full planning permission for the erection of 5 detached dwellings on land to the north of Town Foot Farm, Talkin. The site is currently in agricultural use and occupies an area of approximately 1 hectare. The site is located on the northern fringe of the village, adjacent to the County highway with properties to the south.
- 3.2 The site is bounded by a stone wall along the western boundary with a copse of mature trees to the north and east. The land slopes down predominantly from west to east with neighbouring properties to the south.

Background

- 3.3 An application for Full Planning Permission was submitted in 2017 for the erection of 5 dwellings and associated works including the erection of a dry stone boundary wall and construction of a pavement. The application site was subject to a site visit by Members prior to the consideration of the item at the Development Control Committee on 11th August 2017.

- 3.4 Members resolved to refuse the application for the following reason:

“The application site is outwith the built form of Talkin on the eastern side of the B6413 road. The land is physically and visibly separated from the village by Townfoot Farmhouse and its curtilage to the south, thereby intruding into open countryside. The undeveloped open farm land directly on the opposite side of the road emphasises the fact of having left the village. The National Planning Policy Framework (NPPF) states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. No special circumstances as detailed in the NPPF have put been forward by the applicant that would justify new dwellings in this location. The proposal is, therefore, contrary to Paragraph 55 of the National Planning Policy Framework; criterion 3 of Policy HO2 (Windfall Housing Development) and Policy HO6 (Other Housing in the open Countryside) of the Carlisle District Local Plan 2015-2030.”

Proposal

- 3.5 The stone wall would be reconfigured along the western boundary to provide a new vehicular access, visibility splays and a new pedestrian footpath link along the front of the site. An access road would be formed within the site comprising of a farmhouse with 4 further dwellings sited in a courtyard arrangement.
- 3.6 The buildings would generally be built over 2 floors and comprise 4 bedroom dwellings with the exception of the Bank Barn that would be a 2 bedroom single storey property. Each property would provide garage facilities and incurtilage parking provision together with adequate amenity space. The properties would be finished from sandstone and render under slate roofs.
- 3.7 The agent has provided supporting information which highlights the differing circumstances and nature of the current proposal and responded to the reason for refusal and how the previous proposal appears to have been

assessed. He states:

“On the matter of the differing circumstances, it is, firstly, the case that (in an e-mail dated the 13th September 2017) the City Council’s Investment and Policy Manager (Mr G Legg) has confirmed that 541 net new homes were completed in 2016/17 compared to the annualised average of 478. Mr Legg, however, explains that the City Council is still short of the annualised average required across the plan period of 565. By way of comparison, the “Housing Trajectory” graph on page 32 of the CDLP 2015-2030 gives an anticipated figure of 659 units for the year 2016-2017.

In effect, and regarding the requirements of paragraph 47 of the NPPF, this application is now being considered in the backdrop of a recognised underlying general need to accelerate housing delivery rates.

Secondly, of the 541 completions, 210 (i.e. 39%) appear to be windfall sites. This compares to the annualised target in the CDLP 2015-2030 for windfall sites of 100 units per year. In effect, there is also a growing recognition that the role and importance of windfall sites and that of small/medium housebuilders has been underestimated i.e. in order for the Council to meet its housing targets, it is likely to be dependent upon the delivery from windfall sites to a greater extent than once anticipated.

Thirdly, this proposal sets out to meet a specific housing need as identified by the Cumbria LEP.

Fourthly, concerns had previously been expressed that the proposal, if approved, would have led to development on the other side of the road. Whilst it was explained that the field on the other side of the road was not comparable (for example, it is more open) and constrained by the route of the gas pipeline, it has subsequently become apparent that this land is also the subject of a Higher Level Environmental Stewardship scheme.

Finally, the scheme has been revised, for example the proposed “bank barn” unit is closer to the garden associated with Town Foot Farmhouse and more extensive landscaping (on both sides of the road) is proposed.

In relation to the reason for refusal stated in the decision notice for application 17/0435, it is countered that the site, when related to the existing treatment works, is not outside the built form of Talkin as has been apparently recognised by the City Council in the past. Irrespective of this, Policy HO2 of the CDLP 2015-2030 allows for development on the edge of settlements. The test (contained in criterion 3) is whether it would “lead to an unacceptable intrusion into the open countryside”. The current (modest) proposal meets the criteria in that the site is well contained within existing landscape features, is physically connected and integrates with Talkin without causing material harm to the living conditions of the existing neighbouring residents.

When assessing the proposal in relation to the settlement as a whole, the Cumbria Landscape Character Guidance and Toolkit (2011) highlights the

need to resist development of important open spaces (such as small pastures or woods). Whilst this raises queries over where development at Talkin is to go if not on the edge when infilling is contrary to the Toolkit (2011), it is the case that this proposal ties in with the overall character of the settlement by retaining open space."

- 3.8 Commentary on these points together with the other planning issues are discussed in the following paragraphs of this report.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of 12 of the neighbouring properties. In response, 11 letters of objection have been received and the main issues raised are summarised as follows:
1. the visual amenity on the surrounding landscape would be greatly affected as the proposed site is "detached" from the existing village of Talkin;
 2. the field is currently used for grazing and this proposal would clearly be a change of use of the land;
 3. the existing lane into the village at this point is very narrow and no proposal is evident to ensure safe movement of vehicles in and out of the village at the entry point of this field;
 4. access and traffic on the narrow north road from Talkin risks additional accidents, particularly in winter when the road is not gritted, due to the additional traffic required for 5 dwellings. Visibility of the proposed entrance is difficult for traffic both coming up and down the hill, which also raises significant concerns for heavy construction traffic using this entrance. Furthermore, the proposed pavement will only protect pedestrians for a very short distance to the edge of the property boundary, but not beyond the bend where visibility is restricted;
 5. there is no local requirement for additional housing near the village with many properties currently available within Talkin for rental and sale;
 6. the village has developed linearly over time from the crossroads by the pub along in 4 directions along the roads and the Townfoot Farmhouse boundary has marked the edge of the northwards development of the village since circa 1780. This is due to the natural boundaries of fields and woods on the North side that maintain the rural aspect of the village, and the difficulty of access - particularly in the winter - via the narrow road from Talkin Tarn. This proposal expands the village beyond its natural boundary;
 7. this applicant has planning approval to build 3 large bungalows in Talkin and 12 dwellings at Tarn End Hotel which should be completed first;
 8. 5 dwellings of this type within the current overall requirement for building new homes is insignificant on the wider scale. The focus should be on the larger proposed sites in Brampton where there is infrastructure already in place and local amenities to support new housing;
 9. there is a lot of local concern for safety in respect of the gas pipeline which runs across this particular field;
 10. there has been over 2 years disruption caused by the lengthy

construction of the new house adjacent to Cedar House (still ongoing) that has caused noise but more importantly traffic disruption and the road being closed on several occasions, restricting access to the village and in particular to Townfoot Farmhouse and Thompsons Barn. The prospect of further increased aggravation from additional construction is unacceptable.

4.2 In addition 7 letters of support have been received and the main issues raised are summarised as follows:

1. the village would benefit from additional family homes and families to support the local amenities;
2. there is a lack of family housing within Talkin and this development will provide both efficient, modern and tasteful accommodation to help support the future of this thriving village community;
3. recently approved developments adjacent to the proposed site both embrace the character of the village and, having seen the plans for the proposed development and this development will be sympathetic and in keeping with the village outlook;
4. the proposed development of 5 quality homes, with traditional features in character of the village, would provide an ideal opportunity to bring new families to the village, which would help the village thrive;

4.3 One comment has also been received which raises no objection to the principle of development which it is considered to be an attractive development that will help Talkin to continue as a viable village but the author is concerned about the construction phase and site traffic parking on the road.

5. Summary of Consultation Responses

Northern Gas Networks: - no objection;

Local Environment, Waste Services: - no objection to the layout in principle, however it is noted that there may be the use of block paving to the courtyard area, which is not particularly suitable to take the weight of a fully loaded waste collection vehicle (there may also not be adequate turning for this purpose). The applicant should confirm whether they are happy for the council to collect from inside the courtyard (to access the properties there where possible). Alternatively, the residents would be required to bring their containers to the point where it joins the main road for collection, in which case adequate space should be provided for this purpose;

Hayton Parish Council: - the following comments have been received:

The proposed development is outside the limit of Talkin village and will lead to an unacceptable intrusion into the open countryside in contravention of the Local Plan.

The unclassified county road U1206 is a narrow windy road in places no more than 3.5 m wide and with very poor forward visibility. The traffic survey carried out by the developer's traffic consultant indicates 150 vehicle

movements in each direction on this road. The development is likely to generate at least another 50 vehicle movements in each direction. Although the highway authority has unfortunately not considered this as a problem in its response it is essential that the many unmade up temporary pull-ins are properly constructed between Talkin and Tarn Hotel.

The Parish Council is aware that vehicles delivering construction materials to this developer's adjacent site have completely blocked the public highway for lengthy periods. In view of this we would recommend that the standard planning condition which makes developers reserve adequate land for storing materials and for parking construction traffic etc. should also include specifically for delivery traffic. Delivery vehicles should be excluded from delivering materials during commuter times.

The access road from Tarn Hotel to the site should be restricted to vehicles less than 6' 6" wide.

The Parish Council notes that the developers Agent has been in discussion with Gas major pipelines staff. Consequently the houses have been moved 15 m from the major pipeline. However a safe working method must be agreed with gas pipeline staff to ensure that excavation work and obstruction of the access road, driveways, drainage trenches and service connections is carried out safely. A suitable covenant should be attached to the properties deeds so that householders do not endanger the pipeline.

Cumbria Constabulary - North Area Community Safety Unit: - It is apparent that crime prevention measures have been incorporated into the design of this development, indicated by boundary treatments and definition of space, surveillance opportunities and car parking provision. Accordingly the application complies with Policy CM 4 (Planning Out Crime) of the Local Plan.

It is recommended that:

- external doors and ground floor windows are compliant with PAS 24:2016 and fitted with laminated glazing (thus demonstrating compliance with Building Regulations Approved Document Q);
- the incorporation of garage vehicle doors that are compliant with LPS 1175 SR1 or STS 202 BR1;
- the incorporation of dwelling exterior lighting schemes utilising low energy 'white' light sources, controlled by photoelectric cell, positioned and directed to avoid light nuisance, annoyance and upward pollution;

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection subject to the imposition of conditions.

6. Officer's Report

Assessment

- 6.1 Section 54a 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 At a national level, other material considerations include the National Planning Policy Framework, March 2012 (the Framework/NPPF), Planning Practice Guidance (April 2014), and the Natural Environment and Rural Communities Act (2006). Due regard should also be made to the requirements of the public-sector equality duty in Section 149 of the Equality Act 2010; and the Manual for Streets (2007)/Manual for Streets 2 (2010).
- 6.3 The relevant planning local policies against which the application is required to be considered against are Policies SP2, SP6, HO2, IP3, IP4, IP6, CC5, CM5, GI3 and GI6 of the Carlisle District Local Plan 2015-2030.
- 6.4 Supplementary Planning Documents in the form of “Designing Out Crime” (2009), “Trees and Development” (2009), “Achieving Well Designed Housing” (2011) and the “Cumbria Landscape and Character Guidance and Toolkit” (2011) whilst not forming part of the local plan, give further guidance on policy.
- 6.5 The proposal raises the following planning issues.

1. The Principle Of Development And Whether The Impact On The Character Of The Area Is Acceptable

- 6.6 The main issue to establish in the consideration of this application is the principle of development. Since the adoption of the local plan, the NPPF has been published by the Government and is a material consideration in the determination of this application.
- 6.7 At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread through both plan-making and decision taking. Paragraph 14 of the NPPF states that for decision taking this means approving development proposals that accord with the development plan without delay.
- 6.8 In accordance with the NPPF it is therefore necessary for the principle of residential development to be considered in the context of the presumption in favour of sustainable development unless the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole or specific policies in the NPPF indicate development should be restricted.
- 6.9 Policy HO2 of the local plan makes provision for windfall housing development and the opening paragraph states that:

“New housing development on sites other than those allocated will be acceptable within or on the edge of Carlisle, Brampton, Longtown, and villages within the rural area provided that the development will not prejudice the delivery of the spatial strategy of the Local Plan”
- 6.10 When assessing the application against the relevant policies it is noted that

there are services within Talkin and the principle of residential development within appropriate infill sites are acceptable. The key issue in determining whether the principle of development is acceptable in this instance is whether the proposal is compliant with criterion 3 of Policy HO2 which states that:

“on the edge of settlements the site is well contained within existing landscape features, is physically connected, and integrates with, the settlement, and does not lead to an unacceptable intrusion into open countryside;”

6.11 Paragraph 5.16 of the supporting text to Policy HO2 states:

“Development is more likely to be acceptable on sites that are physically contained by existing landscape features such as hedges, trees, woodland or topography, physically and visibly connected to the village, and do not adversely impact on wider views into or out of a village.”

6.12 Although the area has no statutory landscape designation, the Cumbria Landscape Character Guidance and Toolkit (CLCG&T) outlines that Talkin falls within the Upland Fringes sub-type 11a Foothills. The CLCG&T explains that:

“Villages, hamlets and farms are often discrete features, concealed by the rolling topography sited along the base of slopes following the grain of the land”

6.13 The Toolkit (2011), when discussing development, highlights the need not only to protect the village fringes from unsympathetic development but also resist development of important open spaces (such as small pastures or woods) within villages.

6.14 Paragraph 17 of the Framework sets out that planning, as a core principle, should (as part of the need to take account of the different roles and character of different areas) recognise the intrinsic character and beauty of the countryside.

6.15 The application proposal will result in the loss of a green field and development would be present where none was previously and in this regard some harm would arise. There is no defined settlement boundary for Talkin, and it is apparent that the application site is enclosed by the development based around Town Foot Farm to the south, the entrance to the Sewage Works and grove of mature trees on higher ground to the north and the wood along the eastern boundary. Whilst the application site contributes to the generally rural landscaped setting, that contribution is limited because it is well contained by existing natural and man-made features and this naturally limits any harm created.

6.16 In response to the council's refusal of the previous application and in an attempt to address the reason for refusal, the applicant has revised the scheme which now shows a physical presence along the boundary in the form of the garage that would serve the Bank Barn. The application is also

accompanied by a drawing which shows a section of the site in relation to the house on the opposite side of the road that was granted planning permission in 2017.

- 6.17 The submission of this additional information is a material consideration and it will be a matter for the committee as to how much weight to attach to the proposal on this basis and whether the development, as currently proposed, would overcome the earlier reason for refusal.
- 6.18 It is also the case that the proposal seeks to retain the existing topography; and would be contained within one field which reflects the existing field patterns. As well as retaining the existing screening, the proposed development includes additional planting and open garden space.
- 6.19 The “Landscape Visual Appraisal” (LVA) prepared by Crestwood Environmental Ltd accompanying this application concludes that the proposed scheme would result in a negligible effect on the landscape character of the wider countryside and could be accommodated without only very localised effects on visual amenity but this is mitigated by the design of the proposed scheme.
- 6.20 In light of the foregoing, the proposal represents an appropriate windfall development on the edge of Talkin which is supported by both national and local planning policies. The landscape character assessment demonstrates that the proposal would not have an adverse visual impact on the character of the immediate location nor would there be any significant negative distant views further to the north. The additional information submitted by the applicant in the form of the revised layout and the cross-section, support the physical relationship of the site with the village and is acceptable on this basis.

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

- 6.21 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 SP6 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.
- 6.22 The objectors have raised concerns that the scale of development would not be in keeping with the character of the area. The properties are unquestionably large, but are comparable in footprint to the neighbouring properties.
- 6.23 The supporting Planning Statement states:

“It is also the case that the proposal seeks to retain the existing topography; and would be contained within one field which reflects the existing field patterns. As well as retaining the existing screening, the proposed development includes additional planting and open garden space.”

- 6.24 The properties have been sited to take account of the topography of the land with the single storey Bank Barn being sited towards the southern boundary where the land is not as low as other areas within 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.
- 6.25 The Design and Access Statement indicates that the proposed development would represent a modest scheme that would not be out of scale with the size of the village. In addition, the properties have been designed with direct reference to the nature of the existing properties in the locality incorporating suitable materials and appropriate traditional features such as quoins and window surrounds. The scheme also involves the use of natural stone boundary walls within which is prevalent within the village.
- 6.26 On balance, the character and appearance of the dwellings would not be disproportionate or obtrusive within the streetscene.

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

- 6.27 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.
- 6.28 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.
- 6.29 The properties would be of sufficient distance from the existing properties adjoining the site. Additionally, 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

- 6.30 The proposal involves the formation of a new access onto the County highway and would be within the restricted 30 mph speed limit. The objectors state that the formation of the access would be detrimental to highway safety.
- 6.31 The application has been submitted with appropriate visibility splays and a speed survey. The proposal also seeks to include the construction of a

pavement along the frontage of the site would assist with pedestrian connectivity to the village. The Cumbria County Council as the Highway Authority has raised no objection subject to the imposition of conditions that include the provision of visibility splays; surfacing of the access road; provision of footways; measures to prevent surface water discharging onto the highway; provision of access and turning requirements; and space for the parking of construction vehicles.

5. Foul And Surface Water Drainage

- 6.32 In order to protect against pollution, Policies IP6 and CC5 of the local plan seek to ensure that development proposals have adequate provision for the disposal of foul and surface water. The application documents, submitted as part of the application, outlines that foul sewage would be to the main sewer whilst surface water would be to a soak away.
- 6.34 The principle of these means of disposal is acceptable; however, no details of the soak away have been submitted. A condition is included within the report ensuring the submission of further details for the disposal of surface water prior to commencement of development in accordance with the requirements of the LLFA.

6. Impact On Biodiversity

- 6.35 Planning Authorities in exercising their planning and other functions 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). Such due regard means that Planning Authorities must determine whether the proposed development meets the requirements of 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.
- 6.36 The Councils GIS Layer has identified that the site has the potential for protected species to be present on or in the vicinity of the site. As the proposal would involve development on agricultural land, the development would not harm a protected species or their habitat; however, an Informative could be included within the decision notice ensuring that if a protected species is found all work must cease immediately and the local planning authority informed.
- 6.37 A beck flows adjacent to the eastern boundary that flows into Willy Beck to the north and as such, it would be appropriate to impose a condition requiring the submission of an Environmental Construction Management Plan to ensure that the quality of the watercourse and the associated ecology would not be adversely affected by the construction process.

7. Impact On Existing Trees

- 6.38 There are a number of trees and a mature hedgerow within the site, none of which however are protected by a Tree Preservation Order. The scheme proposes that the trees would be retained and additional landscaping incorporated within the scheme. It is suggested that conditions should be imposed required tree protection measures and a method statement about the construction works should be submitted and agreed by the council. It is Officer's view that there would be no detrimental impact on the remaining trees and that the imposition of the suggested conditions would be appropriate.

8. Other Matters

- 6.39 A high pressure gas pipeline crosses the site but neither the The Health and Safety Executive (HSE) or Northern Gas Network have raised no objection to the application.
- 6.40 Northern Gas Networks initially raised an objection that the protection given to plant may be diminished by the intended works; however, following discussions between the applicant and the statutory undertaker, the objection has been withdrawn.
- 6.41 The Parish Council has suggested that covenants are imposed so that future occupiers of the properties do not endanger the pipeline. The report includes suggested conditions that prohibit further development that would otherwise be exempt from planning permission but it would be out with the realms of the planning system to impose such a covenant. Any such works may require the consent of the relevant statutory undertaker and would be the responsibility of the owner of the property.

Conclusion

- 6.42 In overall terms, the principle of development of the site is acceptable under the provisions of the NPPF. The development takes account of the topography of the land and would not adversely affect the character or appearance of the locality or wider views of the site.
- 6.43 The scale, layout and design of the properties takes account of the built form and vernacular of the buildings in the locality. The development would not adversely affect the living conditions of the occupiers of any of the neighbouring properties.
- 6.44 Subject to the imposition of conditions, the proposal does not raise any highway issues and the construction of a pavement along the frontage of the site would allow pedestrian connectivity to the village.
- 6.45 In all aspects the proposal is considered to be compliant with the objectives of the relevant national and local plan policies.

7. Planning History

- 7.1 Planning permission was refused earlier this year for the erection of 5 dwellings and associated works including the erection of a dry stone boundary wall and construction of a pavement.

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 Planning Application Form received 22nd September 2017;
2. the Proposed Site Location Plan received 5th October 2017 (Drawing no. 07/2015/00D);
3. the Proposed Site Plan received 5th October 2017 (Drawing no. 07/2015/02D);
4. the Proposed Block Plan received 5th October 2017 (Drawing no. 07/2015/03D);
5. the Farmhouse Plans & Elevations received 5th October 2017 (Drawing no. 07/2015/08B);
6. the Barn 1 received 22nd September 2017 (Drawing no. 07/2015/05);
7. the Barn 2 received 22nd September 2017 (Drawing no. 07/2015/07);
8. the Bank Barn received 5th October 2017 (Drawing no. 07/2015/06C);
9. the Long Elevation To Show Relationship Of House Approved Under 16/1080 And Application Site Opposite received 11th December 2017 (Drawing no. 02F);
10. the Sketch View Of Bank Barn And Garage received 22nd September 2017;
11. the Planning Statement received 22nd September 2017;
12. the Design & Access Statement received 6th December 2017;
13. the Access Appraisal produced by WYG received 15th May 2017;
14. the Landscape and Visual Appraisal received 22nd September 2017;
15. the Access Appraisal received 22nd September 2017;
16. the Notice of Decision;
17. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. As part of the development hereby approved, adequate underground ducts shall be installed in accordance with details approved in writing beforehand by the local planning authority to enable telephone services, electricity services and television services to be connected to any premises within the application site, without recourse to the erection of distribution poles and overhead lines. The development shall then be undertaken in accordance with the approved details.

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

9. 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.

10. 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.

11. The development shall not commence until visibility splays providing clear visibility as shown on Drawing No. A076852 / C002. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD7 and LD8.

12. The surfacing of the access road shall extend for at least 10 metres inside the site, as measured from the highway boundary prior to (the use first being commenced) (the buildings being occupied) and shall be carried out in accordance with details of construction which have been approved by the local planning authority as shown on Drawing No A076852/ C002. The access road shall be constructed in accordance with a specification approved by the local planning authority.

Reason: In the interests of highway safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

13. No dwelling hereby approved shall be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and has been brought into use. The vehicular access turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the local planning authority.

Reason: In the interests of highway safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

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. Prior to the commencement of the development hereby approved, a detailed Construction Environment Management Plan for the construction phase of the development and a Construction Code of Practice shall be submitted to and approved in writing by the local planning authority.

The Construction Environment Management Plan shall provide details of measures proposed for the storage of all plant, machinery and materials to be used in connection with the construction of the development and for controlling any escape of noise and/ or fumes during the works. The development shall be carried out in accordance with the Construction Environment Management Plan.

The scheme shall in particular include:-

1. locations for the storage of all plant, machinery and materials including oils and chemicals to be used in connection with the construction of the development;
2. details of all bunds, fences and other physical protective measures to be placed on the site in connection with such storage including the time periods for placing and retaining such bunds, fences and measures (as the case may be);
3. provision for the on-going maintenance of any such bunds, fences and other measures;
4. the control and removal of spoil and wastes;
5. measures to prevent the pollution of surface and ground water arising from the storage of plant and materials.

The Code of Practice shall indicate: -

- a. the proposed hours of operation of construction activities including arrangements for the delivery of construction vehicles;
- b. the frequency, duration and means of operation involving excavations, drilling, piling, and any concrete production;
- c. sound attenuation measures incorporated to reduce noise at source;
- d. details of measures to be taken to reduce the generation of dust;
- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.

The development shall only be implemented in accordance with the Construction Environment Management Plan, provided that this may be

amended in accordance with details expressly submitted to and approved in writing by the local planning authority for such purpose.

Reason: To ensure that the development does not adversely affect the environment or the living conditions of the occupiers of neighbouring properties in accordance with Policies SP6 and CM5 of the Carlisle District Local Plan 2015-2030.

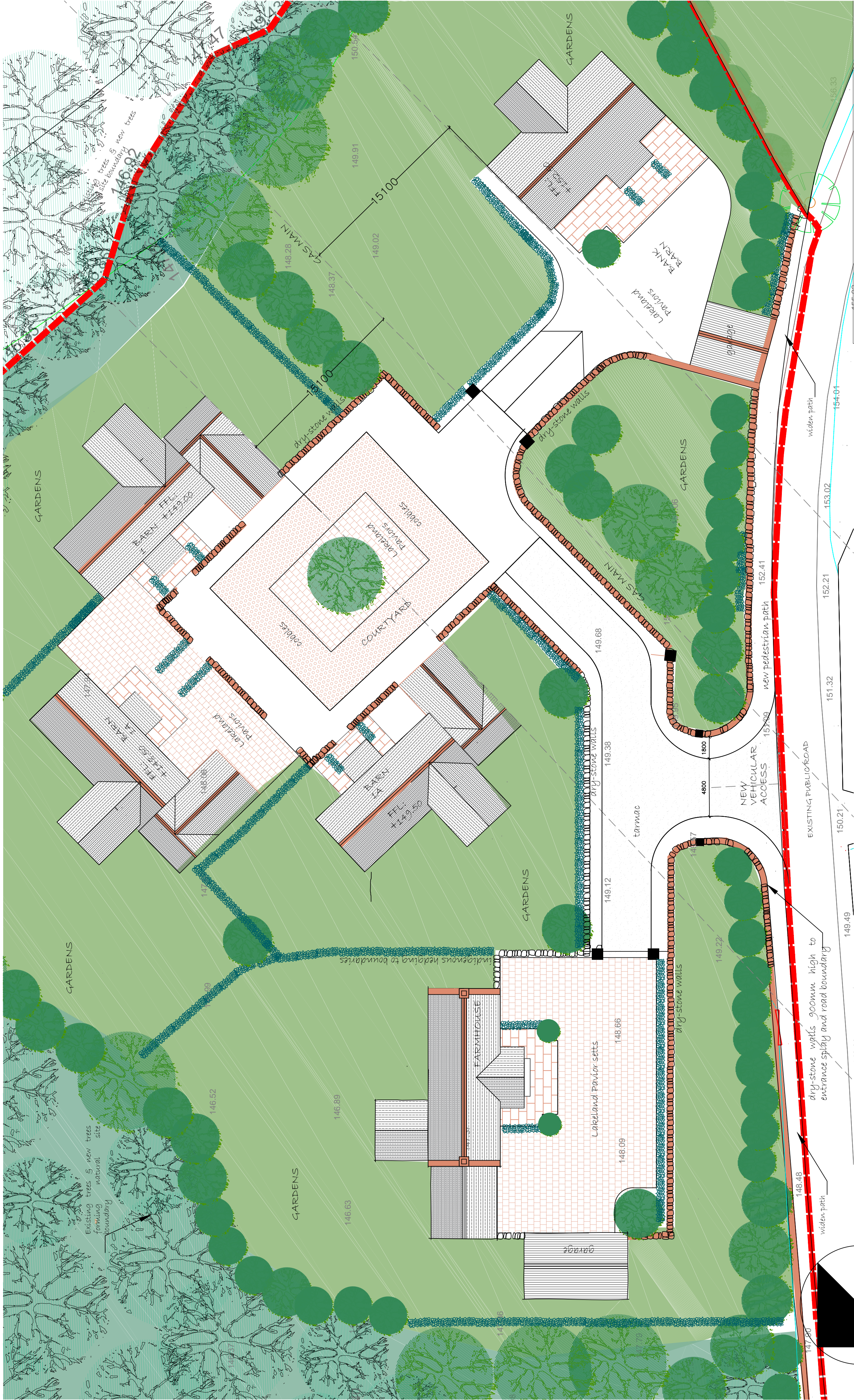
16. No work associated with the construction of the residential units hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance: nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

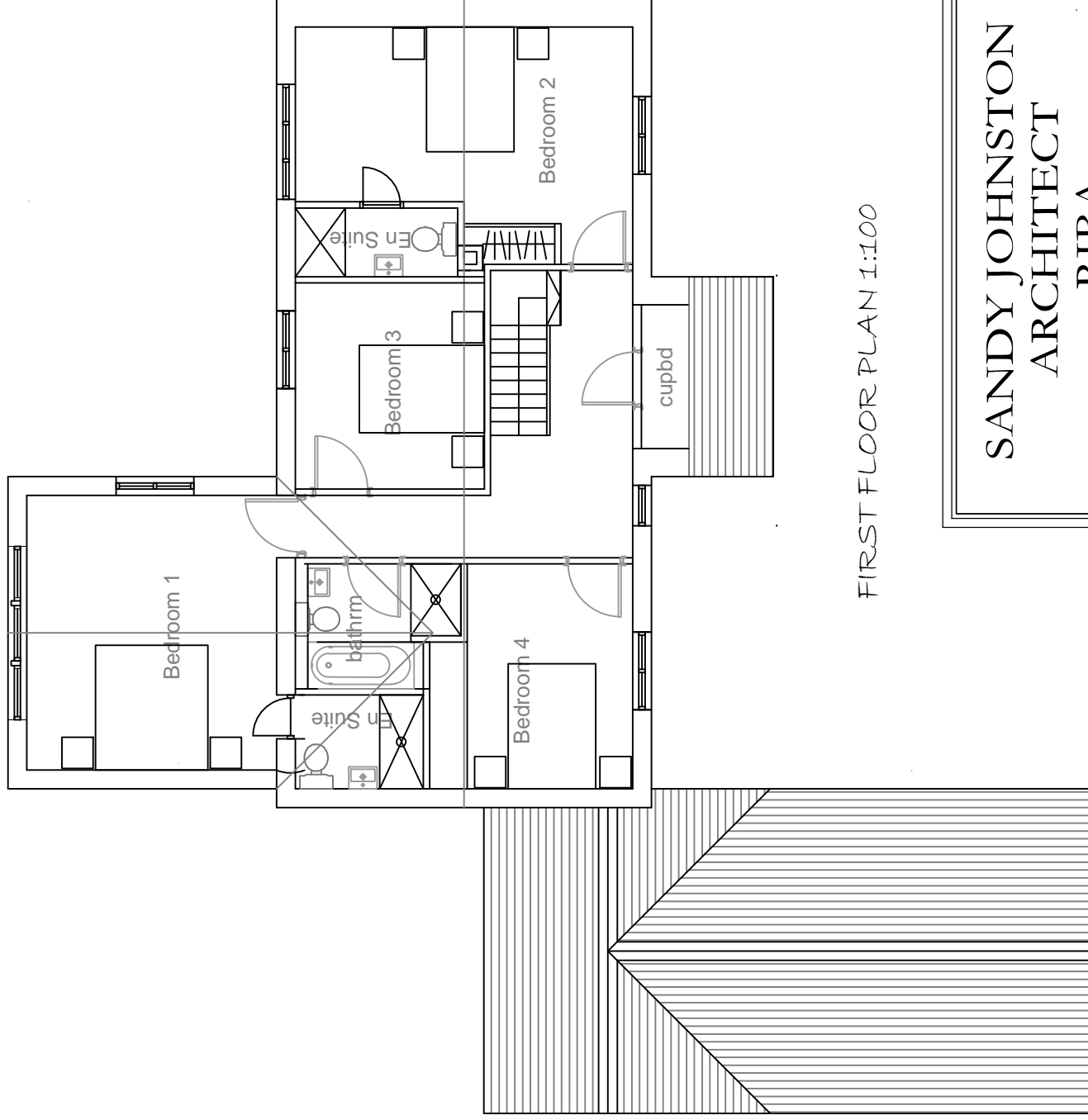
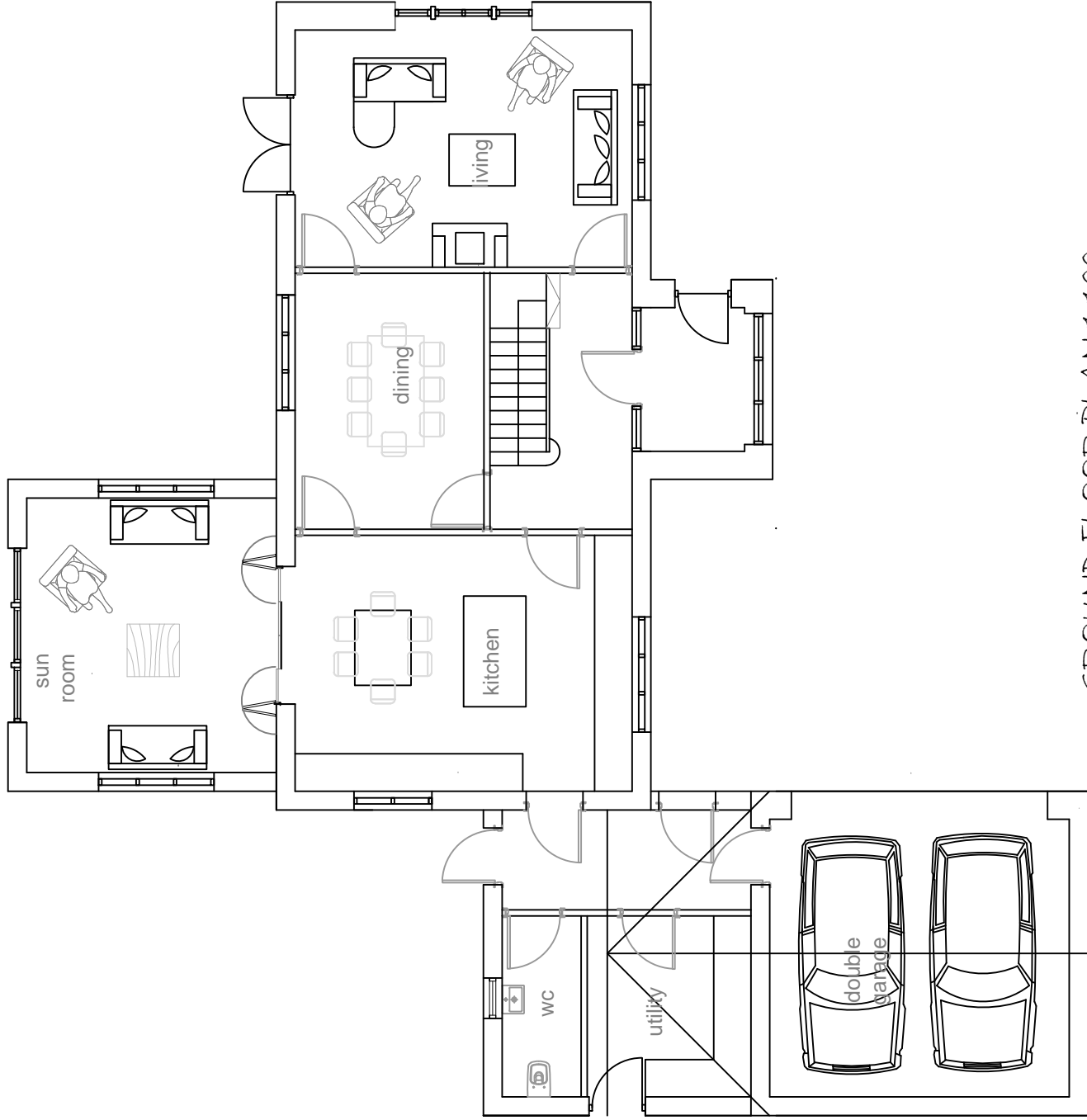
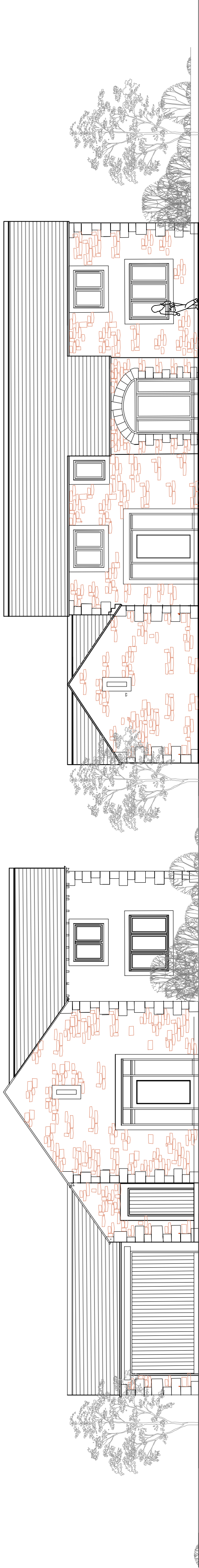
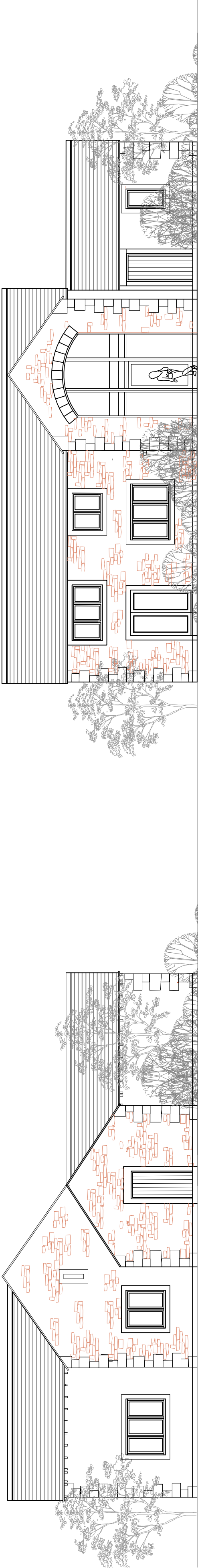
17. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2012 shall be erected around the trees and hedges to be retained at the extent of the Root Protection Area as calculated using the formula set out in 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 trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

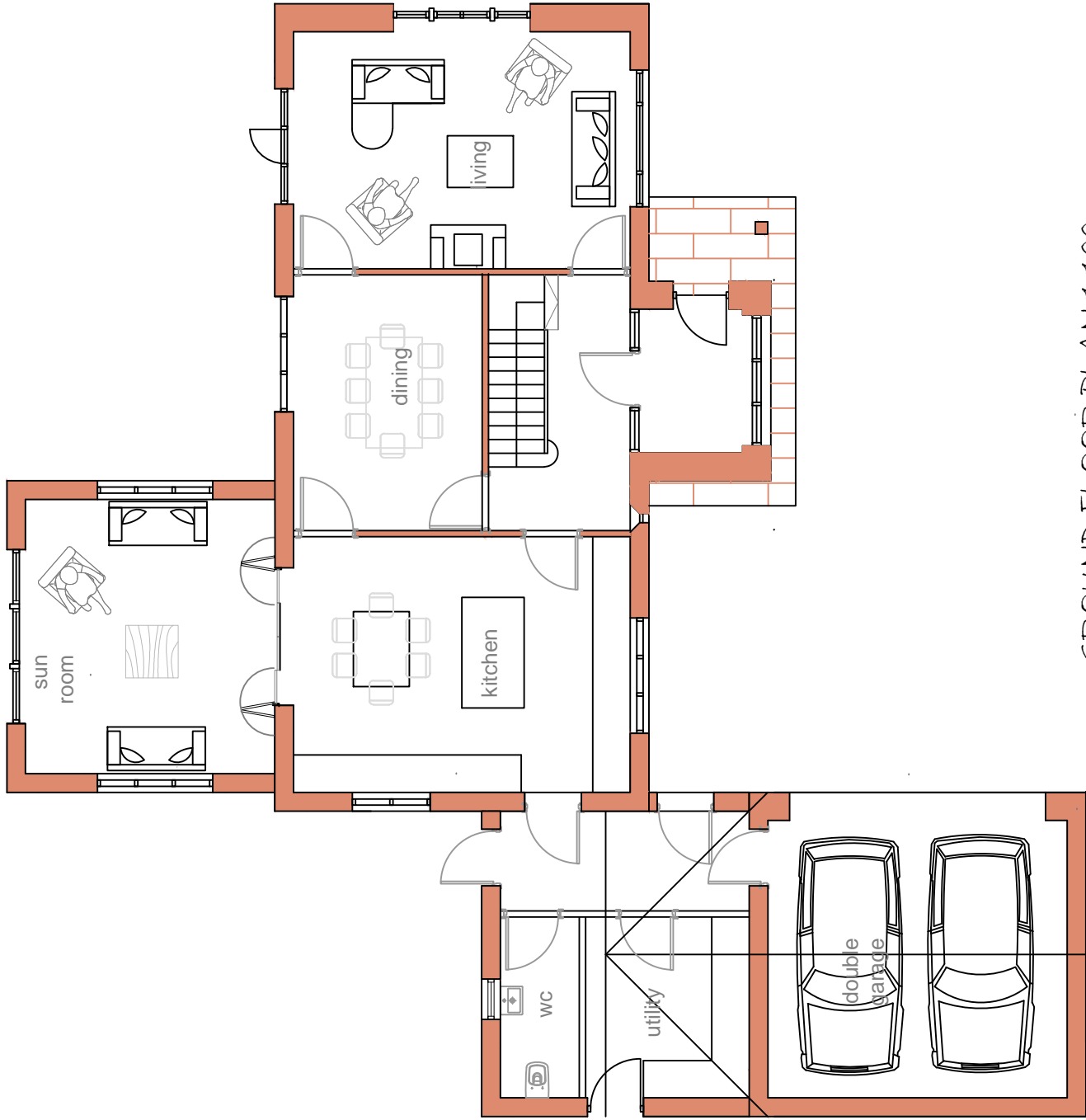
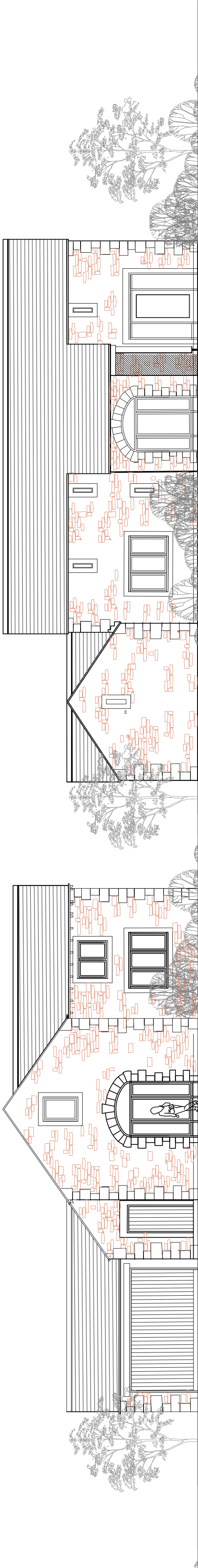




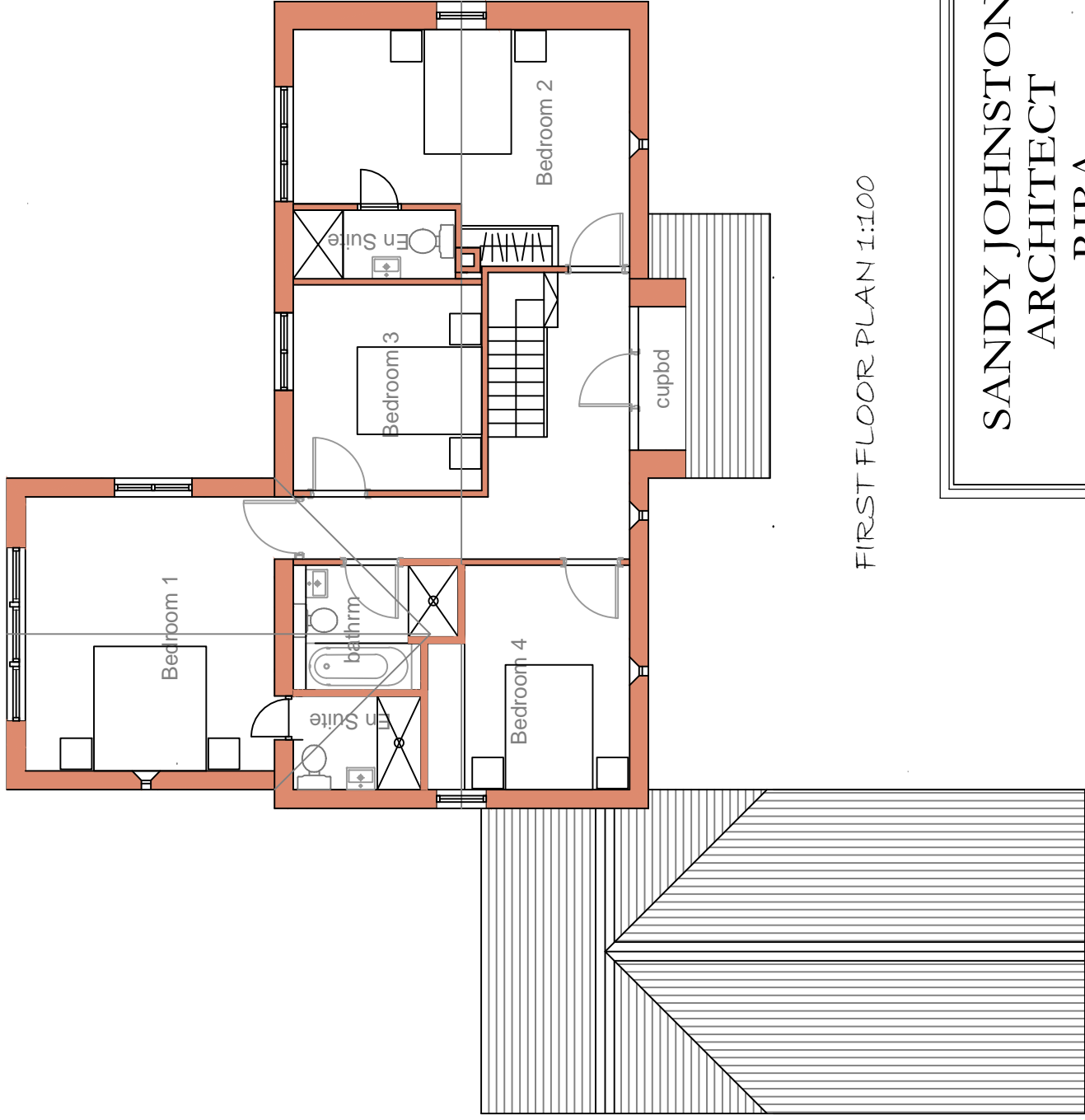
PROPOSED SITE PLAN 1:200



SANDY JOHNSTON ARCHITECT RIBA			BARN 1
			5 NEW HOUSES AT TALKIN VILLAGE for CITADEL ESTATES
MAY-17	07/2015/05	1:100	

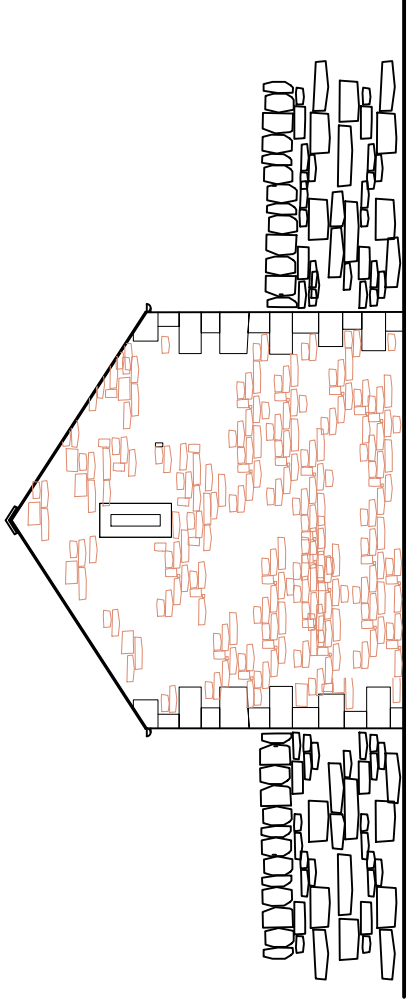
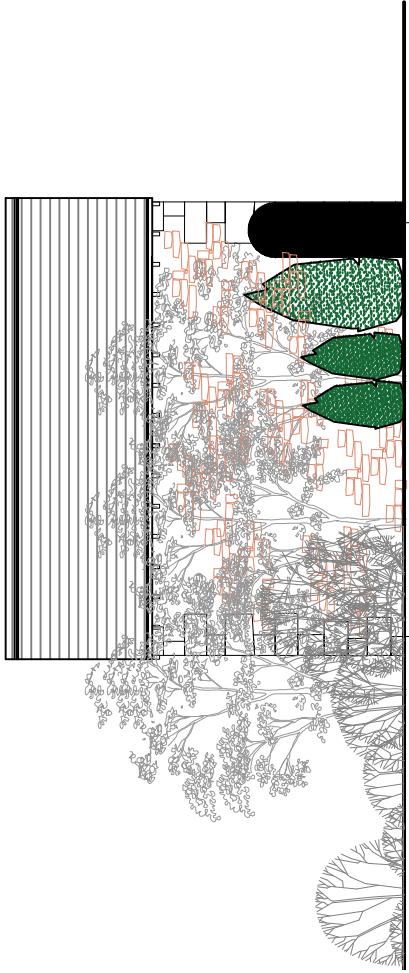


GROUND FLOOR PLAN 1:100

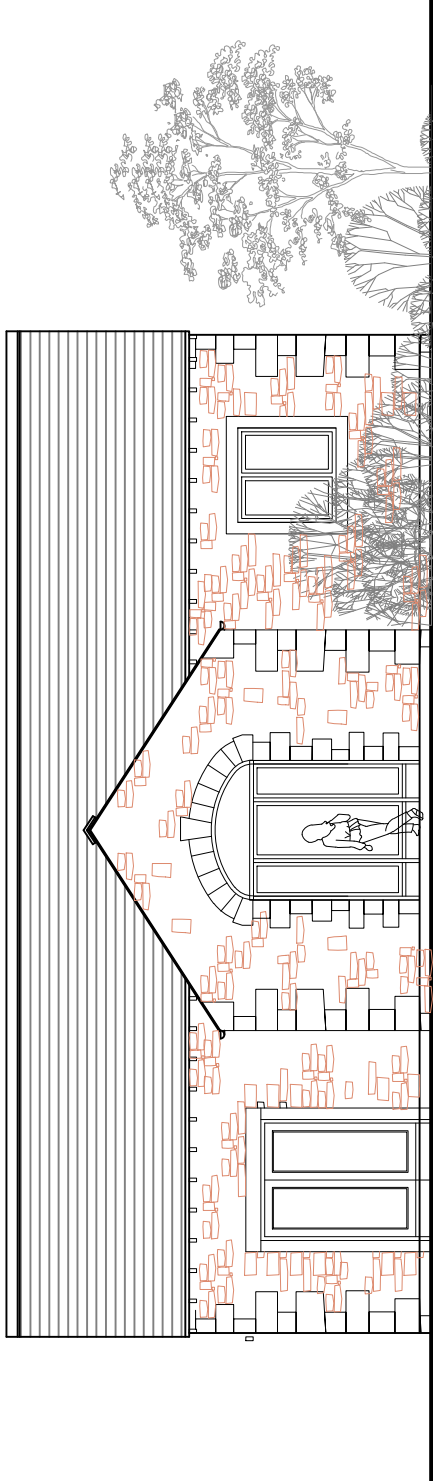


FIRST FLOOR PLAN 1:100

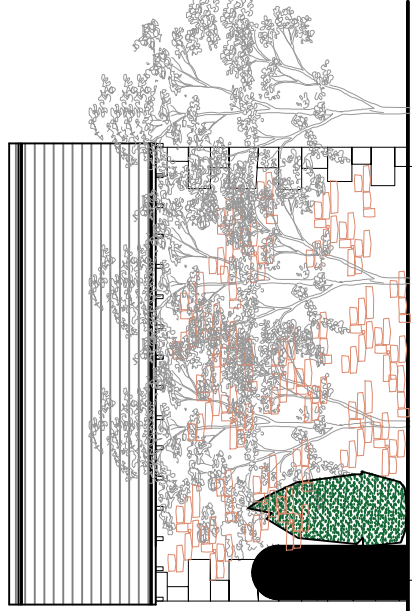
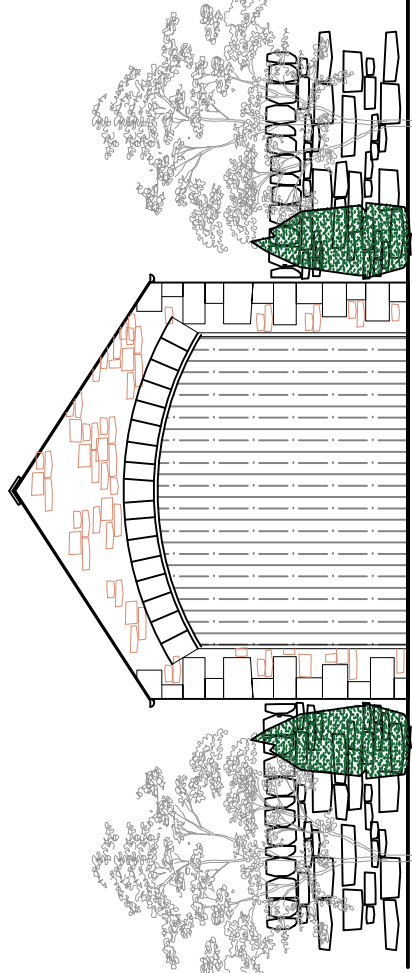
SANDY JOHNSTON ARCHITECT RIBA			BARN 2
5 NEW HOUSES AT TALKIN VILLAGE for CITADEL ESTATES			
MAY-17	07/2015/07	1:100	



ROAD-SIDE VIEW



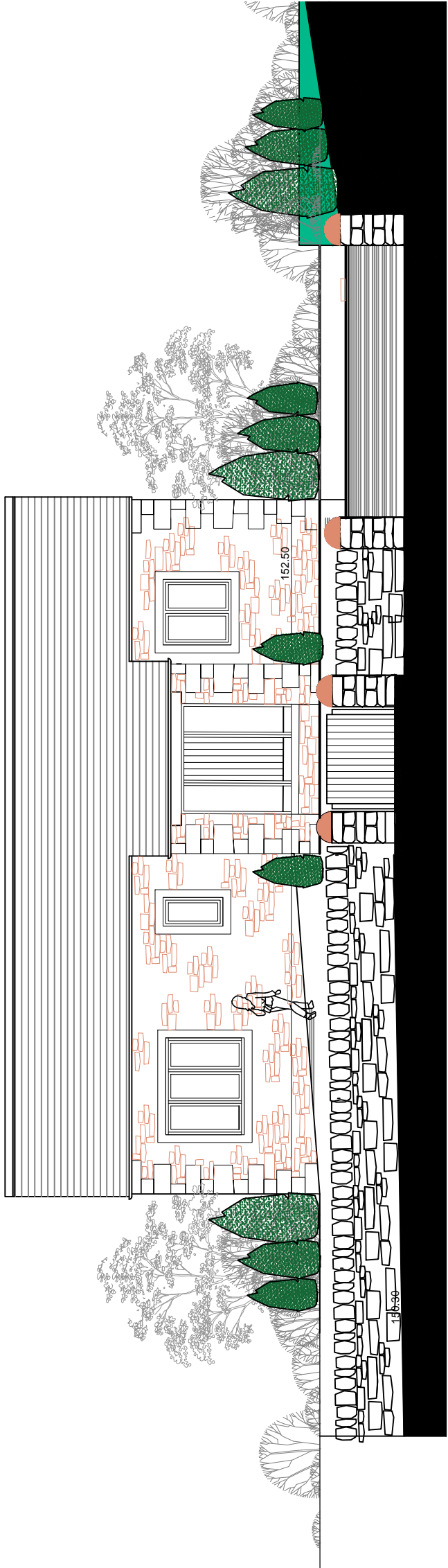
NORTH-EAST ELEVATION



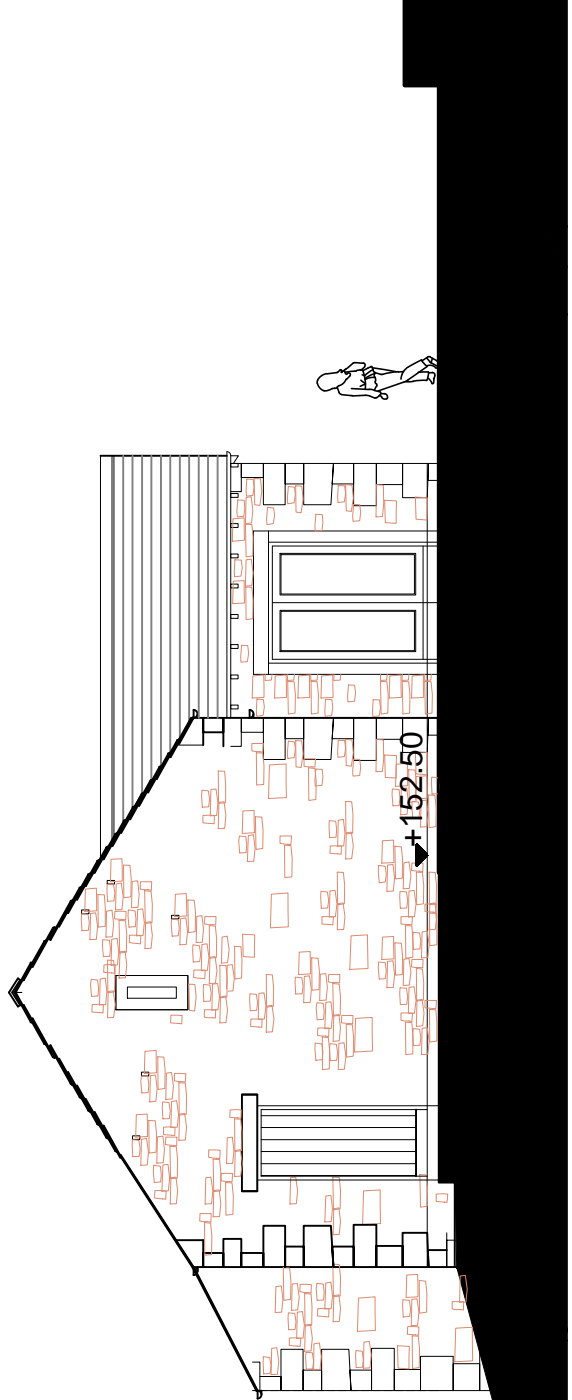
GARAGE ELEVATIONS 1:100



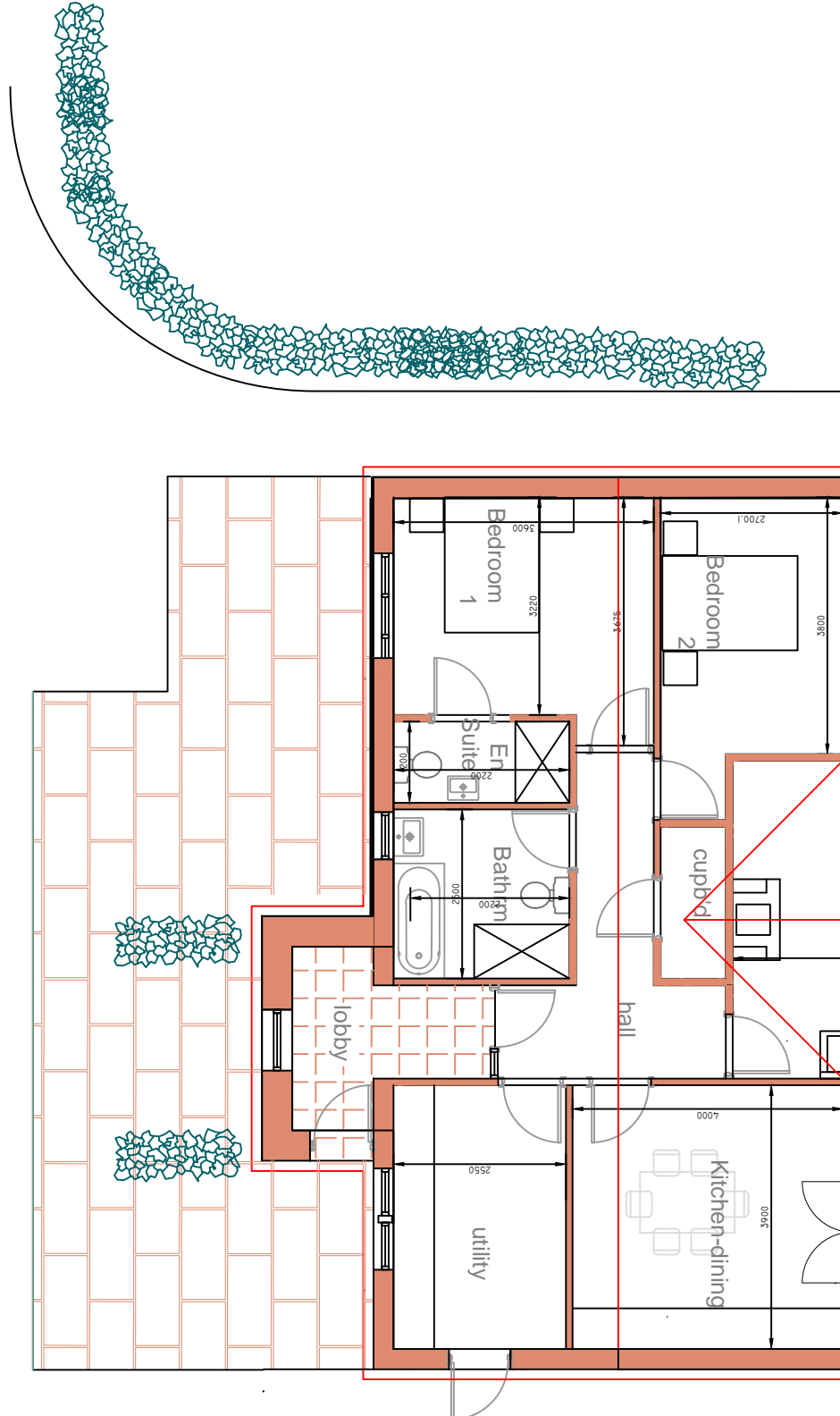
SOUTH-WEST ELEVATION



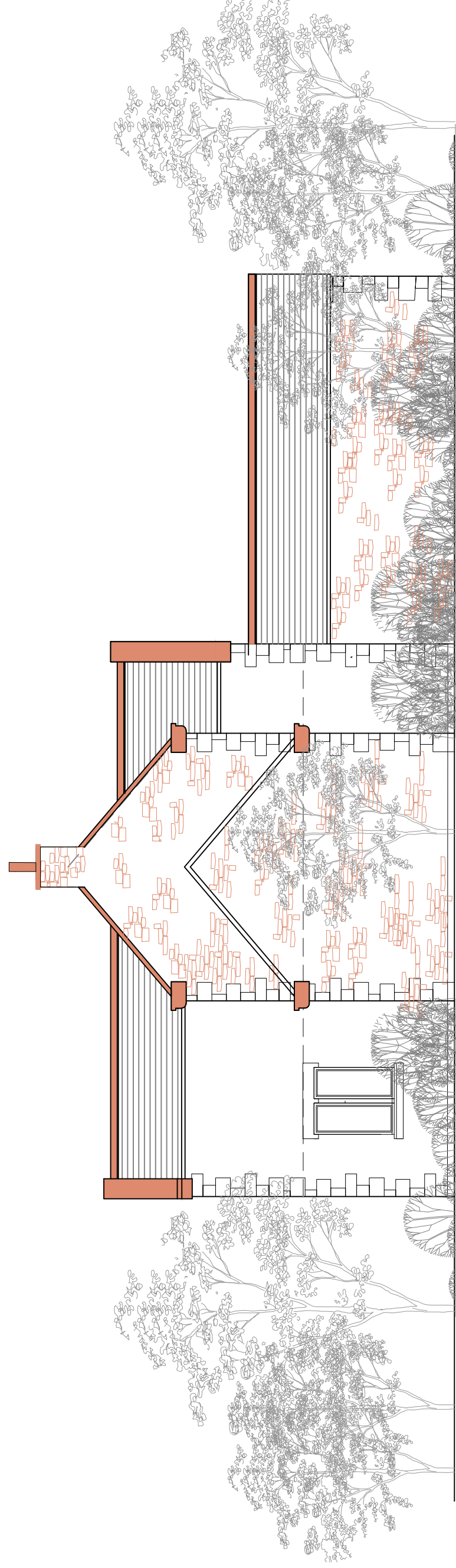
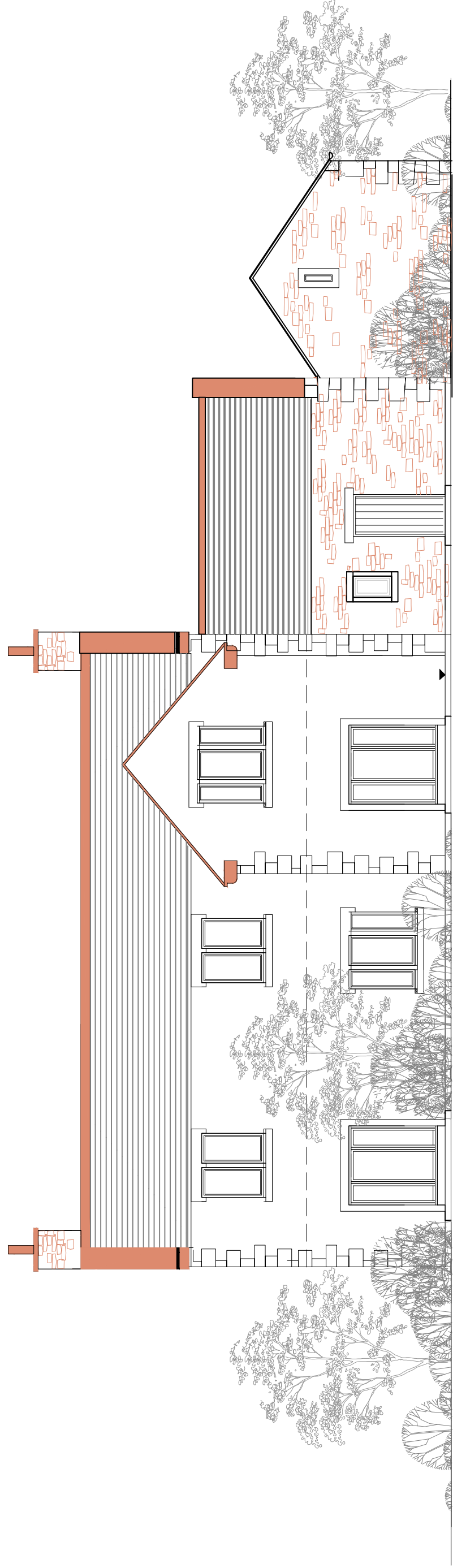
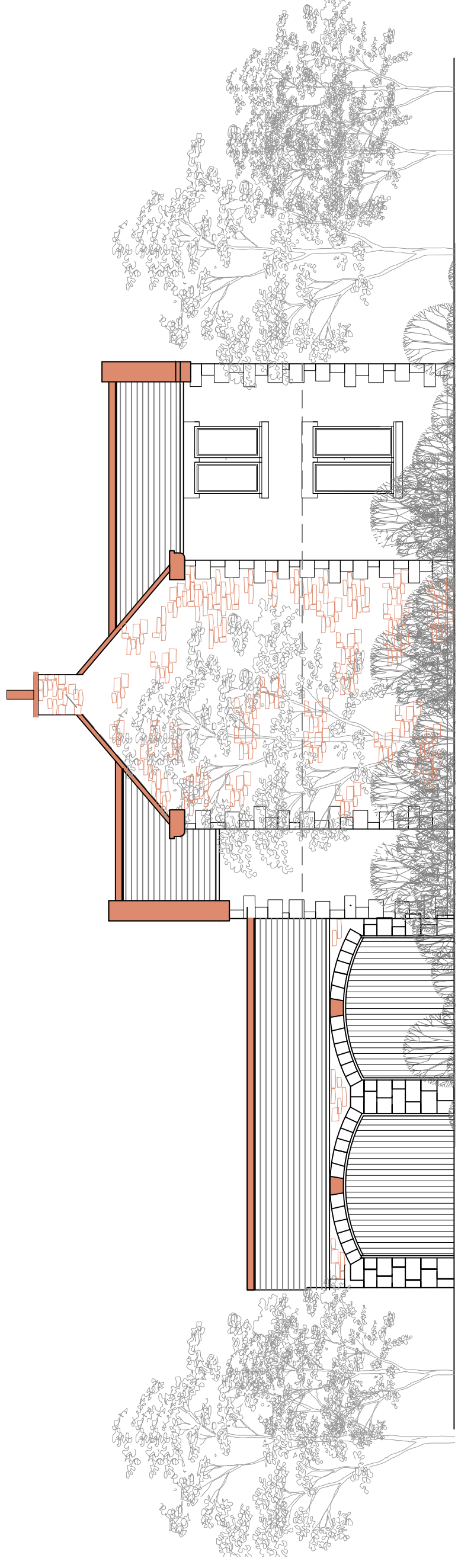
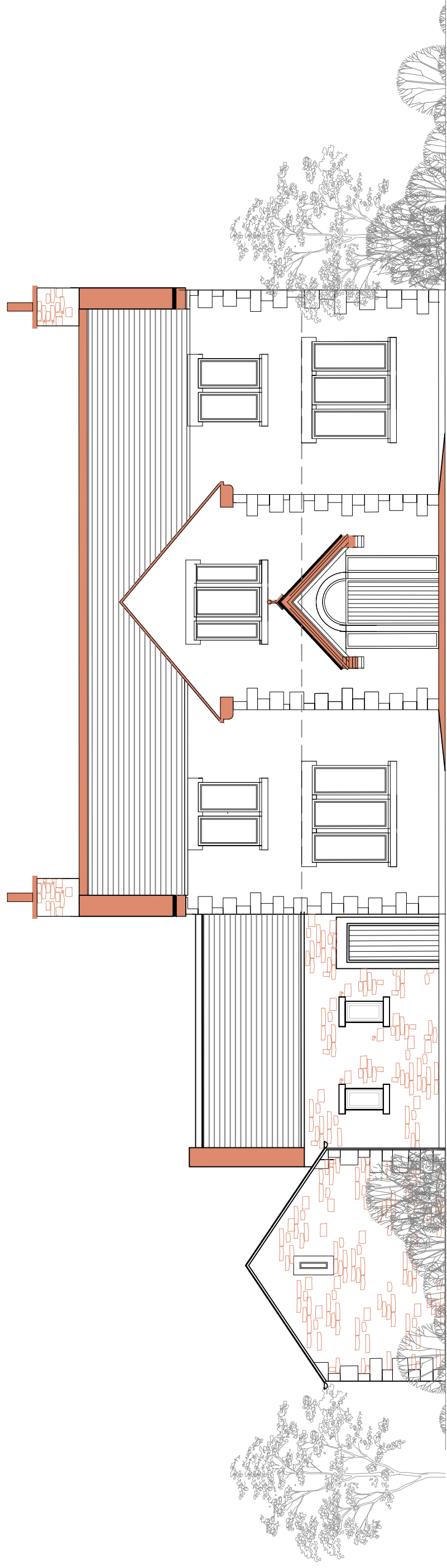
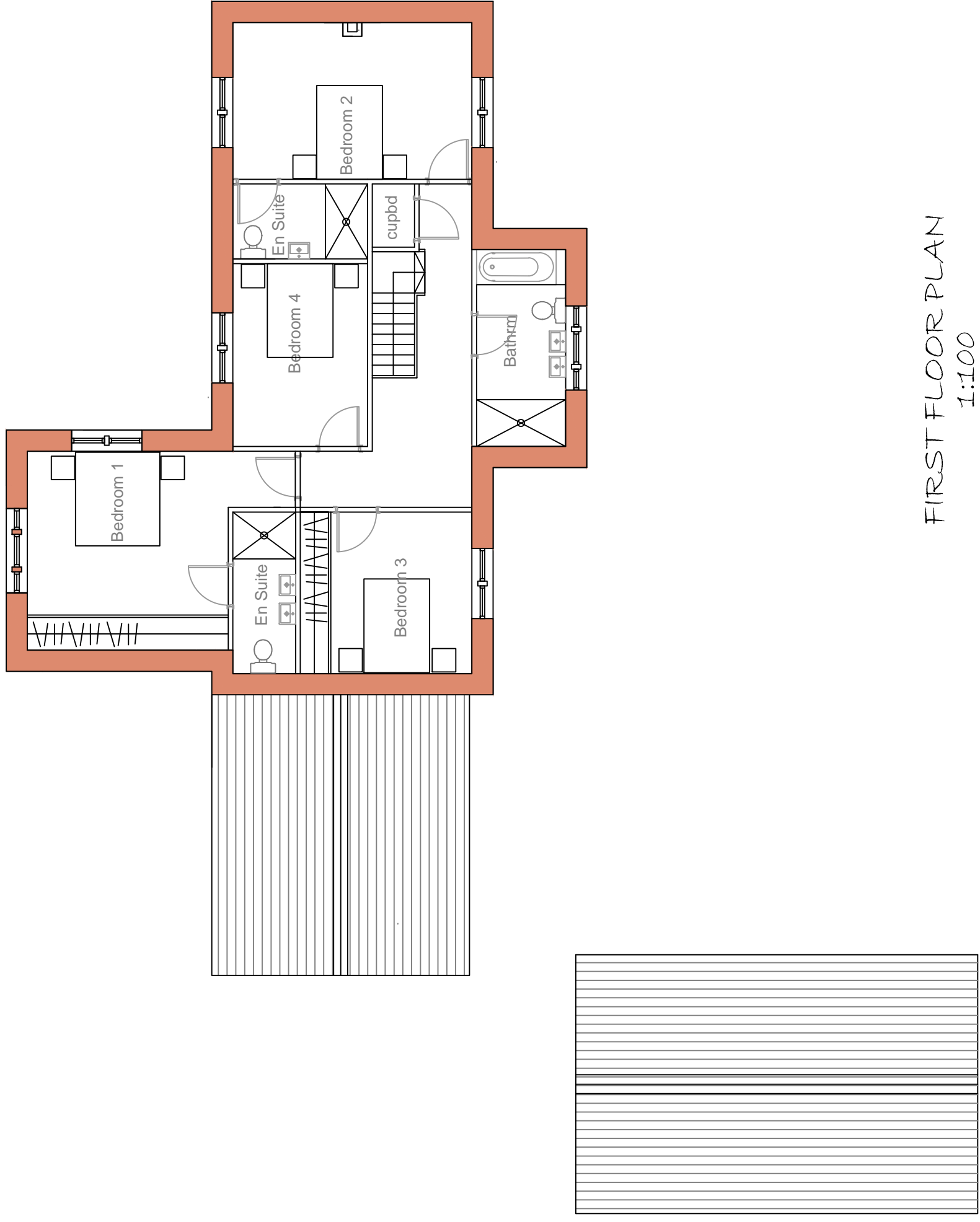
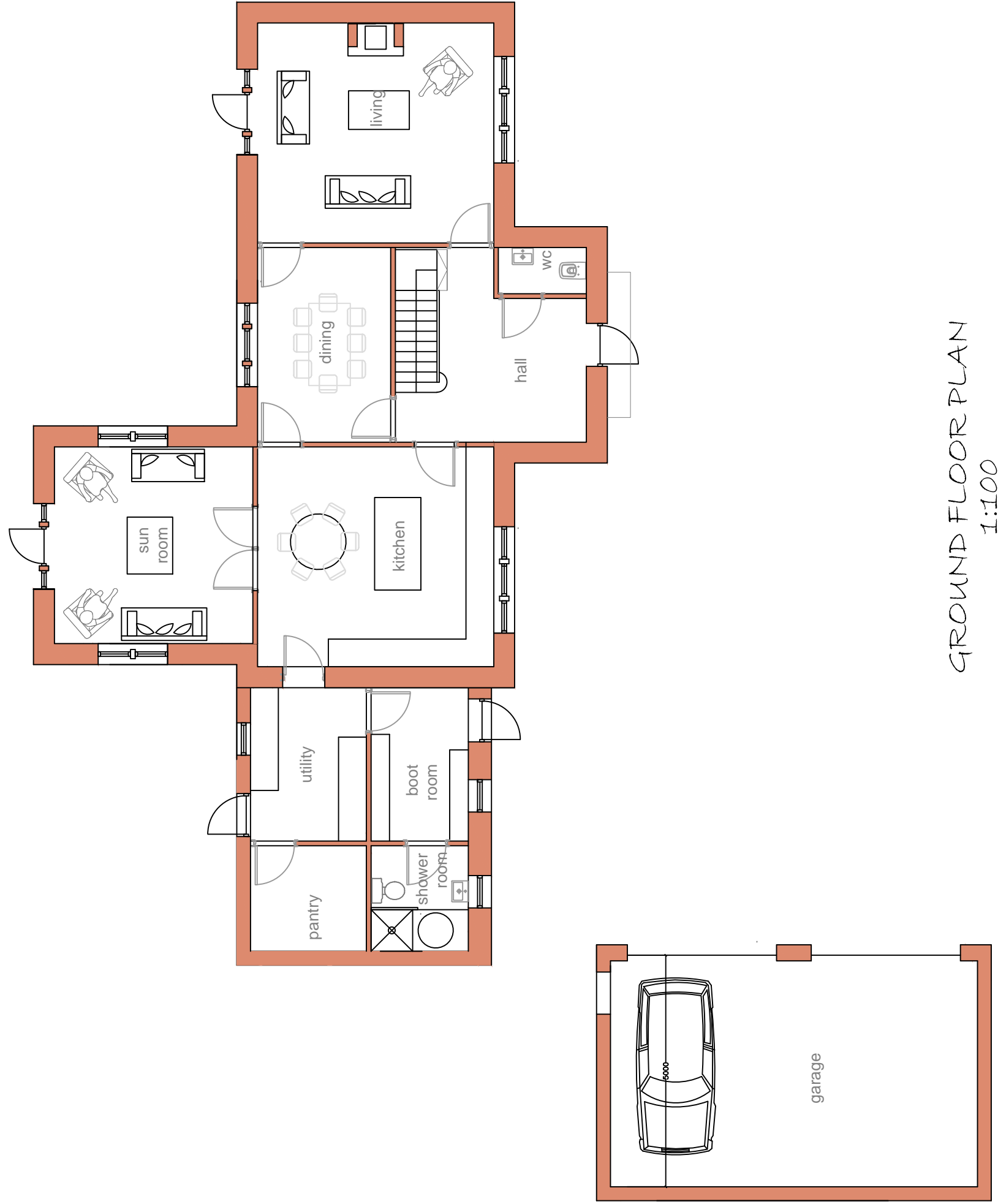
NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



GROUND FLOOR PLAN
1:100



FARMHOUSE PLANS & ELEVATIONS			
3 NEW HOUSES AT TAKKIN VILLAGE 66 CHARLTON ESTATES			
OCT-17	07/2015/08B	1:100	
REV B	04-10-17	garage amended	08/10/17



STONE GABLE TO GARAGE
OF BANK BARN

BANK BARN
BEHIND

EXISTING TREES
BEHIND

EXISTING FARMHOUSE AND ADJACENT BARN
CONVERSIONS

EXISTING GABLE OF
BARN CONVERSION

NEW PATH ALONG SITE
FRONTAGE

SKETCH VIEW OF BANK BARN AND GARAGE

5 NEW DWELLINGS AT TALKIN

for CITADEL ESTATES Ltd

SANDYJOHNSTONARCHITECT

dwg: 30 DATE: 24-08-17 SCALE: NOT TO SCALE