

Development Control Committee Supplementary Schedule

Containing information received
since the distribution of the
main schedule of applications

24th August 2018

Comments for Planning Application 18/0421

Application Summary

Application Number: 18/0421

Address: Barras House, Barras Close, Dalston, Carlisle CA5 7NT

Proposal: Change Of Use From 19no. Sheltered Housing Units To 2no. Flats And 7no. Houses;
Demolition Of Single Storey Rear Offshoot; Window And Door Replacements; External Alterations
To Provide 5no. New Entrance Points And Re-Rendering Of Elevations; Provision Of Private
Gardens To The Rear And 8no. Additional Car Parking Spaces And 8no. Bin Stores To The Front
Case Officer: Suzanne Osborne

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Comment

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to the original application on the grounds of removal of trees and lack of parking still stands. The modified parking plan attempts to address the parking problem by illustrating three parking bays on the public highway. To purport to provide additional parking by marking lines on a public highway where people already park their vehicles is not making extra provision. The reduction of the size of the central parking area exacerbates the problem of tree removal by requiring all trees in the cul de sac to be removed.

The applicant has consistently not shown on the plans the six flats (13-23 Barras Close) whose occupants also rely on the central parking area to park their vehicles. Parking to the rear of the flats, as some people have claimed is not an option. The residents of 13-23 have never parked there. It is a garage site with no room for further parking.

It would be expected that the Design and Access Statement would seek to address how the parking requirements are designed into the scheme. The Design and Access Statement does not mention parking at all which suggests that the applicant is unable to make a case for the parking provision which is clearly inadequate for the number of houses and flats in the proposed development.

CAS 7NT.

Your Ref. Carlisle City Council
Economic Development
SO/DC/18/0421

| PLANNING SERVICES | |
|-------------------|---------|
| REF: | 18/0421 |
| 14 AUG 2018 | |
| 33 | |
| RECORDED | |
| SCANNED | CN |
| PASSED TO | SO |
| ACTION | |

13th August, 2018.

For the attention of:-
Suzanne Osborne.
Case Officer.

Dear Christopher Hardman,
Development Manager.

Re: Notification of Planning Proposal
Barras House, Dalston.
Application Ref. 18/0421
Carlisle City Council

With reference to your letter dated 22nd May, 2018. regarding the 'Change of Use from 19 Sheltered Housing Units - to 2 no flats and 4 no houses. Plus additional 8 no Parking Spaces.

Having seen the plans submitted on behalf of Riverside Housing Association. I am delighted at long last proposals have been submitted by Riverside to change the use of the building, and provide much needed rented accommodation in Dalston. I am in favour of the proposals.

The current building of Barras House has been empty and derelict for some three years now, subject to vandalism.

I was a previous tenant in the building and had to leave at short notice when the building was closed, due to the high running costs. A decision made by Senior Management, at Riverside.

At the time we were offered as tenants first choice to return once the building had been modernised.

As a resident of Dalton I would be very grateful if you would take into my views when making a decision on this planning application.

Thanking you.

Yours Sincerely

Carlisle City Council
Economic Development - Planning Services
Development Control
6th Floor - Civic Centre
CARLISLE
CA3 8QG

FAO Case Officer: Suzanne Osborne

PARISH COUNCIL REPLY TO CONSULTATION ON PLANNING APPLICATION

Proposal: Change Of Use From 19no. Sheltered Housing Units To 2no. Flats And 7no. Houses; Demolition Of Single Storey Rear Offshoot; Window And Door Replacements; External Alterations To Provide 5no. New Entrance Points And Re-Rendering Of Elevations; Provision Of Private Gardens To The Rear And 8no. Additional Car Parking Spaces And 8no. Bin Stores To The Front

Location: Barras House, Barras Close, Dalston, Carlisle CA5 7NT

Appn Ref: 18/0421

- *1 My Council does not wish to make any representation on the proposal detailed above.
- *2 The observations of my Council on the proposal detailed above are given*below/~~on the attached document.~~

**Delete as appropriate*

Clerk to Dalston PC

Parish Observations

THE PARISH COUNCIL HAVE MAJOR CONCERNS
REGARDING THE LACK OF CAR PARKING SPACES
FOR THE PROPOSED DEVELOPMENT.

DALSTON PARISH COUNCIL

Sue Milburn – Clerk

Forge Green Office, Riverside, Dalston, Carlisle CA5 7QG

Tel: 01228 712766; Email: clerk@dalston.org.uk



Carlisle City Council
Economic Development – Planning Services
Development Control
6th Floor Civic Centre
Carlisle
CA3 8QG
15th August 2018

Dear Suzanne

Planning Application 18/0421 – Barras House, Dalston

Dalston Parish Council are disappointed that the applicant, Riverside Housing, have not agreed to amend their application to include a section 106 agreement protecting the future use of Barras House and the land it stands on to be only used for affordable rented accommodation in perpetuity.

Similarly, Dalston Parish Council are disappointed that Carlisle City Council Planning Department, after our representations to the last appearance of this application in front of the Planning Committee, still support the applicant only agreeing to an “Affordable Housing Statement” as a planning condition when consent is granted.

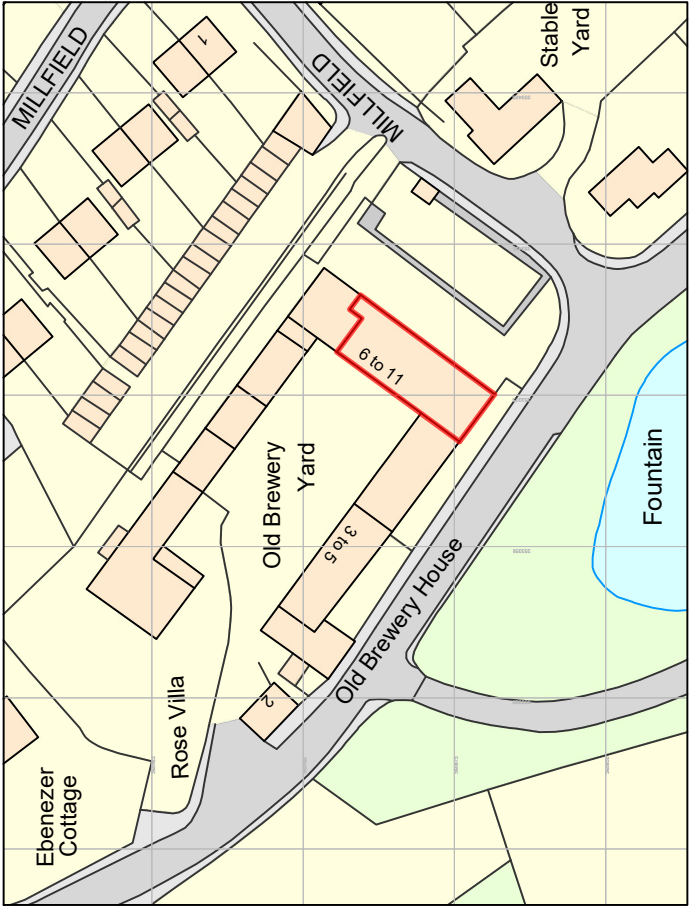
In our view this does not give the level of protection required in The Dalston Neighbourhood Development Plan, the making of which was wholly supported by the Planning Department and Carlisle City Council Executive.

If this application is allowed to proceed in its current form, without an appropriate section 106 agreement, a precedent is set for others to circumvent this important requirement of the Neighbourhood Plan and its policies, which are supported by Law under the Localism Act. This leaves Carlisle City Council at risk of being taken to tribunal for not enforcing a policy of The Dalston Neighbourhood Development Plan 2015 – 2030, which they have adopted as their own under the regulations of the Localism Act 2011 and under the National Planning Policy Framework (NPPF) in the Government’s Localism Bill 2015.

“A neighbourhood development plan once it is brought into force after a referendum carries real legal weight. Decision-makers will be obliged to make decisions in line with the local development plan when they consider proposals for development in the neighbourhood. The LPA that will grant planning permission in accordance with those policies and be responsible for enforcing them” (Planning Advisory Service, Local Government Association)

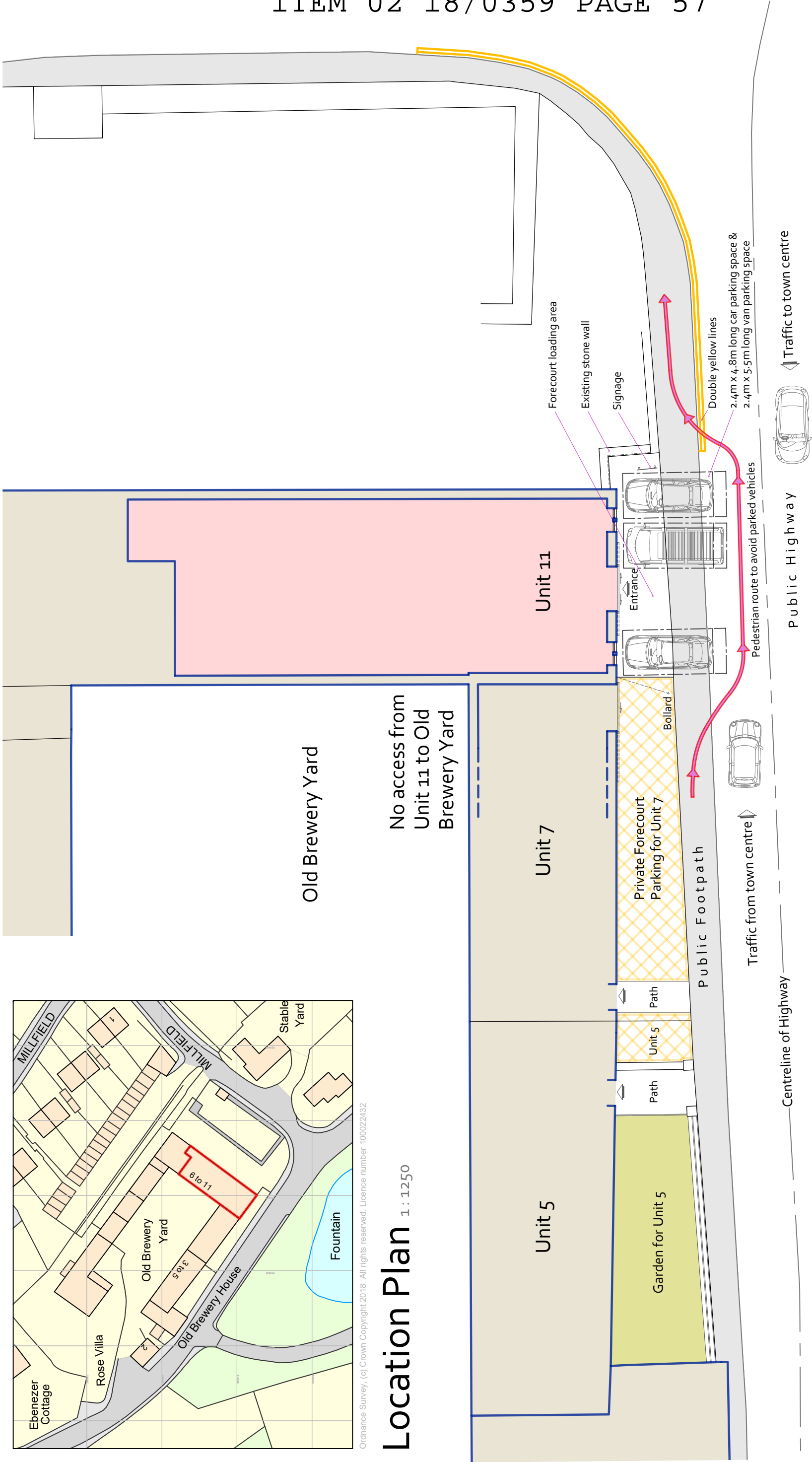
In conclusion, “Dalston Neighbourhood Development Plan 2015 – 2030, Policy DNP-H 3 – Affordable Homes for Local People”, must be enforced by the Carlisle City Council Development Control Committee.

Kind Regards
Sue



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Location Plan 1:1250



CONNECTIONS

CLIENT:
Winged Heart Stained Glass
Units 5 & 7
The Old Brewery
Brampton
CA8 1TR

PROJECT:
The Old Brewery
Brampton

DRAWN:
JDK

DATE:
July 18

SCALE:
1:200

SIZE:
A3

NUMBER:
CC18 123

01A

Site Plan 1:200 @A3

Planning Application 18/0359 for Change of Use of Unit 11 to Retail Warehouse



CLIENT:

Winged Heart Stained Glass
Units 5 & 7
The Old Brewery
Brampton
CA81TR

REVISIONS:

CONNECTIONS

07984 984833
ENQUIRIES@CADCONNECTIONS.CO.UK

PROJECT:

The Old Brewery
Brampton

DRAWN:

JDK

DATE:

July 18

SCALE:

1 : 100

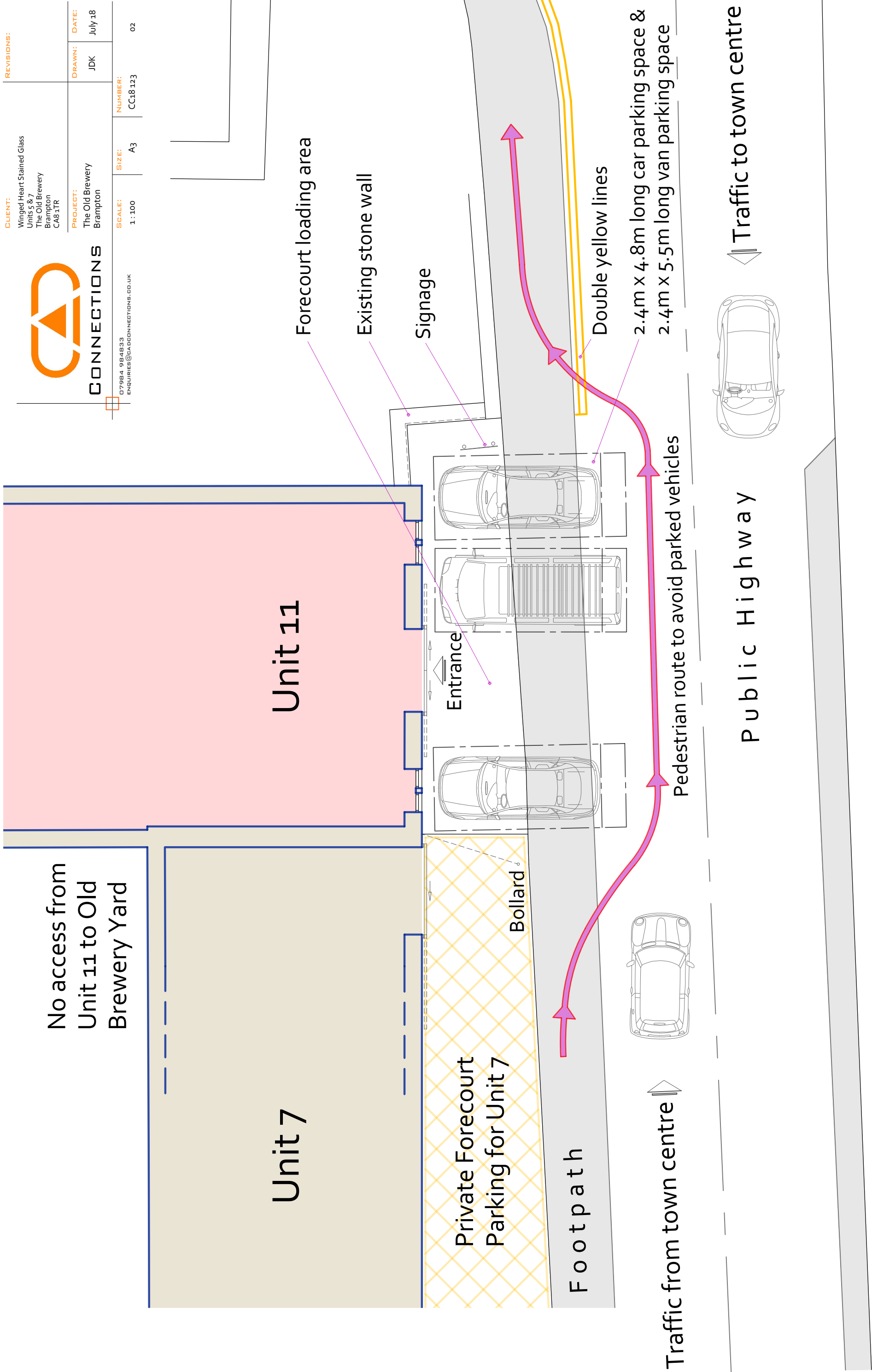
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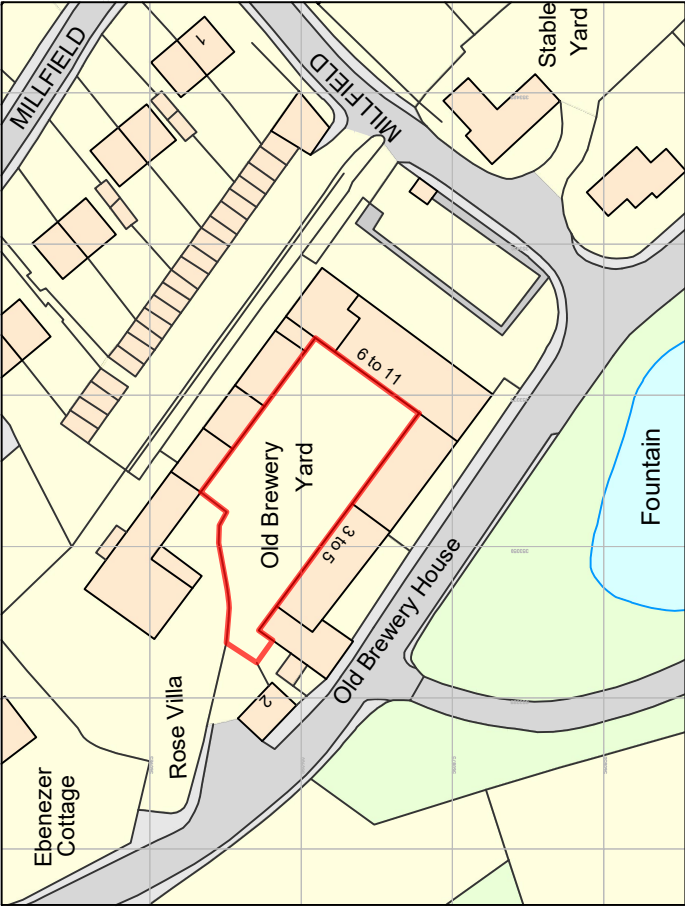
A3

NUMBER:

CC18123

02



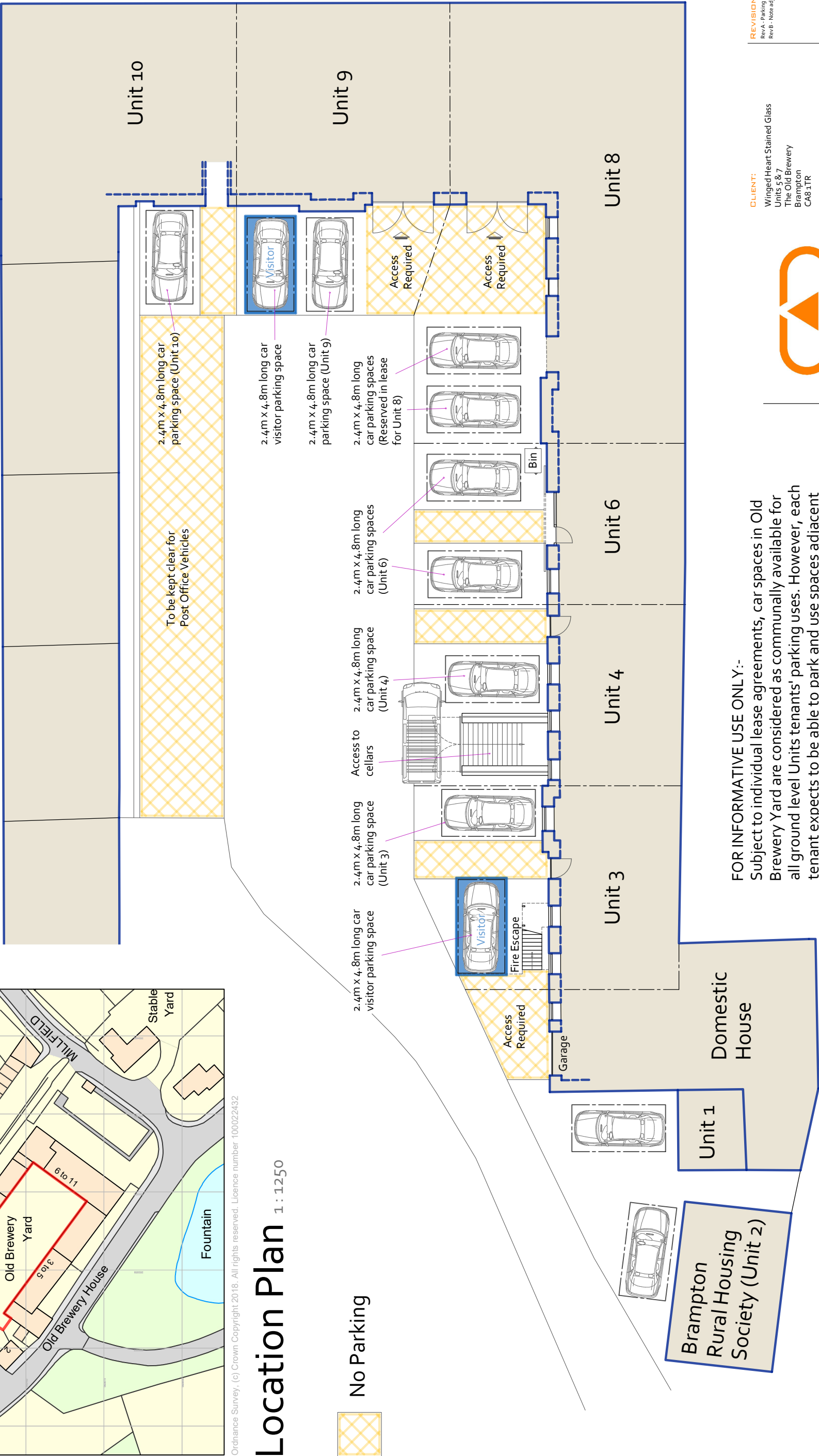


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Location Plan 1:1250



No Parking



FOR INFORMATIVE USE ONLY:-
Subject to individual lease agreements, car spaces in Old Brewery Yard are considered as communally available for all ground level Units tenants' parking uses. However, each tenant expects to be able to park and use spaces adjacent to their own unit, and not have their entrances blocked (cross-hatched in yellow)



CLIENT:
Winged Heart Stained Glass
Units 5 & 7
The Old Brewery
Brampton
CA8 1TR

PROJECT:
The Old Brewery
Brampton

SCALE:
1:200

07984 984833
ENQUIRIES@CADCONNECTIONS.CO.UK



Old Brewery Yard Plan 1:200 @A3

Planning Application 18/0359 for Change of Use of Unit 11 to Retail Warehouse

REVISIONS:
Rev A - Parking adjusted for Unit 6
Rev B - Not adjusted

DRAWN:
JDK

DATE:
July 18

NUMBER:
CC18 123

03B

Electronic Message Received

Message Type: DC CONSCOMMENT

CaseFullRef : 18/0506

Location : Land to the rear of 46 Broomfallen Road, Scotby, Carlisle, C

| | |
|--------------------------|---------|
| PLANNING SERVICES | |
| REF | 18/0506 |
| COOZ PAWE 14 AUG 2018 | |
| RECORDED | KL |
| SCANNED | BP |
| PASSED TO | |
| ACTION | |

An electronic message was submitted to Acolaid on 14/08/2018 and was processed on 14/08/2018

Contact Response

Miss Lynsey Forrester
Parish Council Office
Wetheral Village Community Hall
Wetheral

Email Address: wetheralpc@carlisle.gov.uk

Reply Type: COM

No observations.