

SCHEDULE A: Applications with Recommendation

12/1041

Item No: 08

Date of Committee: 08/03/2013

Appn Ref No:
12/1041

Applicant:
Riverside Carlisle

Parish:

Date of Receipt:
09/01/2013

Agent:
Ainsley Gommon
Architects

Ward:
Botcherby

Location:

174 - 204 Borland Avenue, Botcherby, Carlisle,
Cumbria, CA1 2TJ

Proposal: Signboard For Proposed Development

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Principle Of The Display Of The Signage Is Acceptable
- 2.2 The Impact On The Occupiers Of The Neighbouring Residential Properties
- 2.3 The Impact Of The Proposal On The Adjacent Trees

3. Application Details

The Site

- 3.1 The 0.25 hectare site is located at the western end of Borland Avenue, Carlisle and is currently occupied by 16no. 2 storey 1 bedroom maisonette flats. The buildings are arranged in a 'u-shape' with access and parking to the front.
- 3.2 The site is flanked by 2 storey houses to the north and east with a pair of bungalows more immediately to the north and to the west. The Crown Bevcan Ltd. factory is situated on the opposite side of Borland Avenue to the

south. A public footpath links Borland Avenue with Ennerdale Avenue immediately adjacent to the site to the west. An area of open land is situated further to the west where there are sports facilities before leading to Melbourne Park.

- 3.3 The site is located within a Primary Residential Area as designated within the Carlisle District Local Plan (CDLP) 2001-2016.

The Proposal

- 3.5 The application seeks temporary advertisement consent for the erection of signage associated with the redevelopment of the site for residential purposes. This proposal is subject to a separate application for planning permission which is reproduced elsewhere within this schedule.
- 3.6 The proposed signage includes the erection of a non-illuminated "stacker board". The stacker board would measure 5.8 metres in height by 2.4 metres in width and would advertise the Riverside, the Homes & Communities Agency together with a description of the development, and 2 contractors logos. The stacker board sign would be positioned centrally within the frontage of the site, close to the existing access, and opposite the main vehicular access to Crown Bevcan Ltd.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice. No formal representations have been received.
- 4.2 The Ward Councillor has raised concerns in respect of the signage that it is inappropriate within a residential area and would adversely affect the living conditions of the occupiers of the neighbouring properties.

5. Summary of Consultation Responses

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objection;

Northern Gas Networks: - no objection.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies EC17 and CP5 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues.

1. Whether The Siting And Design Of The Signage Is Appropriate To The Area

6.2 In design terms, the scale and appearance of the signage is not unduly garish nor would detract from the setting of this residential area. Notwithstanding this fact, the Council would not encourage the display of such signage on a permanent basis; however, temporary consent has only been sought for a period of 1 year after which the signage would be removed. In light of this, there would be no long standing harm to the setting of the surrounding area.

6.3 The Highway Authority has also raised no concerns on highway safety grounds

2. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

6.4 Whilst the sign may be visible from within neighbouring residential properties given the oblique angle and the distance that it is located from these dwellings, there would be no adverse upon the living conditions of the occupants.

3. The Impact Of The Proposal On The Adjacent Trees

6.5 There are a number of trees within the site; however these are not protected by Tree Preservation Orders; nevertheless, the signage would be located away from the trees and the foundations required for the installation of the signage would not interfere with the root system of these trees and the proposal would pose no significant harm to the trees.

Conclusion

6.6 In summary, the signage is acceptable in terms of its siting and design and there would be no adverse impact upon the living conditions of nearby residents. As the signage is only being granted for a temporary period there would be no lasting adverse impact upon the setting of the surrounding area. In all aspects the proposals are compliant with Policies EC17 and CP5 of the Carlisle District Local Plan.

7. Planning History

7.1 Planning permission was granted in 1993 for single storey extensions to form new entrances/ internal alterations to form additional bedrooms for 190-196 Borland Avenue.

7.2 An application for full planning permission is currently being considered for the proposed demolition of 16no. 2 storey maisonette flats together with the redevelopment of the site with 11 houses and bungalows for social rent.

8. Recommendation: Grant Permission

1. The advertisement hereby permitted shall be discontinued not later than the 1st day of May 2014 unless in the meantime a further application has been

submitted to and approved by the Local Planning Authority.

Reason: The Local Planning Authority wish to review the matter at the end of the limited period specified.

2. The approved documents for this Advertisement Consent comprise:

1. the Advertisement Application Form received 19th December 2012;
2. the Site Location Plan received 19th December 2012 (Drawing no. 1384-SI-01);
3. the Proposed Site Layout received 20th December 2012 (Drawing no. 1384-SI-07 Rev A);
4. the proposed Site Signboard received 19th December 2012 (Drawing no. 1384-SI-20);
5. the Notice of Decision.

Reason: To define the consent.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

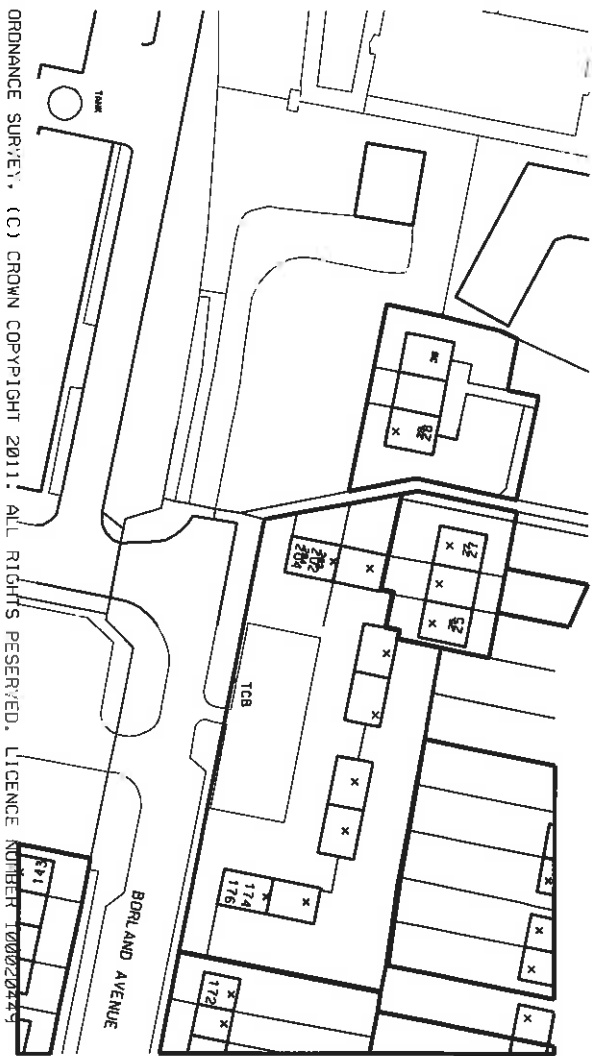
6. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. No advertisement shall be sited or displayed so as to -
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.



Site Location Plan 1:1250



Aerial View NTS



| | |
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| | |
| DRAWING STATUS: | |
| PLANNING | |
| g New Housing at Borland Avenue, Carlisle, for Riverside Borders | |
| 1384-SI-01 Site Location Plan | |

Ainsley Gorman
 architecture : urban design

17 Rose Street, Liverpool, Merseyside, CH4 4LN, Tel: 0151 447 0111 Email: info@ainsleygorman.co.uk Fax: 0151 444 9195
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|----------|-----------|----------|------|-------|
| DATE | BY | REV | CHKD | APP'D |
| 12/11/12 | 1:1250/A4 | 12/11/12 | RW | 1 |
| 12/11/12 | 12/11/12 | | | 1 |



| Revision | Comments | Date |
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Ainsley Common

1394-SI-07 Proposed Site Layout

13/03/2012 Rev 12 RW 8-8-

DRAWING STATUS: PLANNING

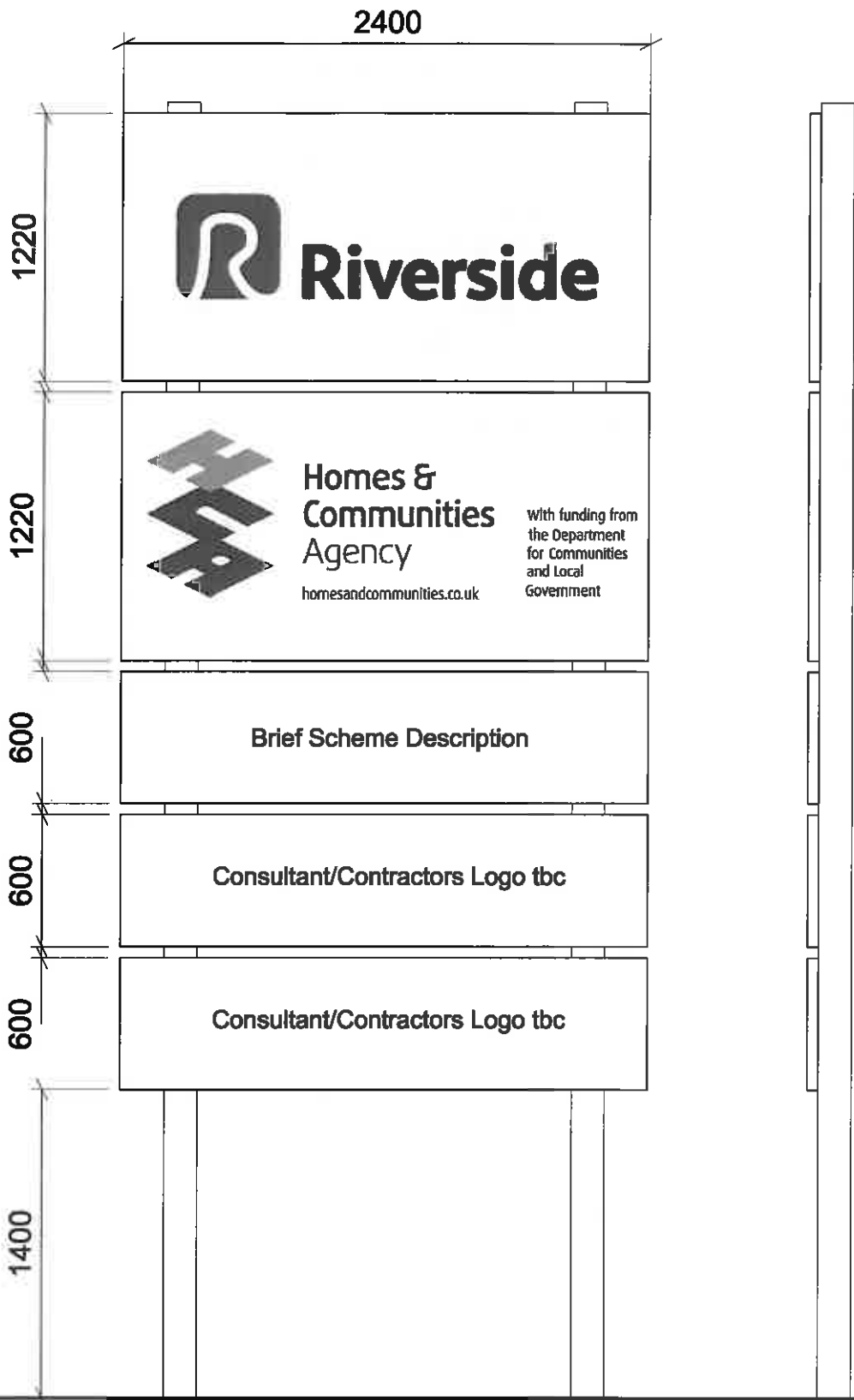
11 New Housing or Borland Avenue, Crickle, for Riverside Borders

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

03 no. 2B 3P two storey houses @ 83.8m²
 02 no. 2B 3P two storey houses @ 82.0m²
 02 no. 2B 4P one storey bungalow @ 67.4m²
 04 no. 3B 5P two storey houses @ 87.2m²

Slab levels to be within +/- 250mm of those stated.

Rear access to gardens designed in accordance with BSS300.



| | | | | |
|---------|---|------|-------------------------|---------|
| | DRAWING STATUS: | | PLANNING | |
| | 1384 - New Housing at Borland Avenue, Carlisle, for Riverside Borders | | | |
| | 1384-SI-20 | | Proposed Site Signboard | |
| | SCALE | DATE | DRAWN | CHECKED |
| 1:20@A3 | Dec '12 | HF | - | - |

1 Pilsa Street, Hamilton Square, Birtsmoore, Macclesfield, Cheshire, CH4 1AN. Tel: 0161 647 6011 E-mail: brian@ainsleygorman.co.uk Fax: 0161 646 2975
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SCHEDULE A: Applications with Recommendation

12/0900

Item No: 09

Date of Committee: 08/03/2013

Appn Ref No:
12/0900

Applicant:
Irving Builders

Parish:

Date of Receipt:
30/10/2012

Agent:
Architects Plus (UK) Ltd

Ward:
Morton

Location:

St Edmunds Social Centre, Newlaithes Avenue,
Morton, Carlisle

Proposal: Demolition Of Former St Edmunds Social Centre And Redevelopment Of Site With 14No. Dwellings And Associated Parking

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Scale And Design Are Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.4 Highway Matters
- 2.5 Affordable Housing

3. Application Details

The Site

3.1 The site, which is currently vacant, is the former St Edmund's Social Centre. A building, which is in a poor state of repair, is located on the southern part of the site. The building is constructed of brick, with a shallow pitched felt roof. The northern side of the site is currently hard standing. The site is enclosed by a 2.4m high metal palisade fence, which is screened by

landscaping along Newlaithes Avenue and Levens Drive, and which has a low brick wall in front. The site falls away gradually from south to north and west to east.

- 3.2 The site is adjoined to the north by an unadopted service road, which runs to the rear of a parade of shops that front on to Newlaithes Avenue. Access to the site is currently taken from this service road. There is a wide grass verge to this road which is not under the applicant's control. Newlaithes Avenue adjoins the site to the west, with Levens Drive running along the southern boundary of the site, each having a wide grass verge and pavement adjacent to the highway. An existing bus stop is located adjacent to the site on Levens Drive. Residential properties on Levens Drive and Barras Close lie to the east of the application site.

The Proposal

- 3.3 The proposal is seeking planning permission to demolish the social centre and to erect fourteen dwellings on the site. All of the dwellings would be small two-bed properties. A terrace of nine dwellings would face on to Newlaithes Avenue and would have small front gardens that would be separated from the highway by a low stone wall. The ridge line of the terrace would vary due to the change in ground levels across the site and the dwellings would incorporate different features to add visual interest, including small pitched roof porches and small pitched roofs at eaves level. A terrace of three dwellings would be provided in the north-east corner of the site which would face onto a communal parking area, with a pair of semi-detached properties being provided in the south-west corner, which would front onto Levens Drive. The dwellings would be constructed of meadow red clay facing brick, with buff artstone sills and heads, under a grey concrete tiled roof.
- 3.4 A new access would be provided off Levens Drive and this would provide access to the communal parking area, which would lie to the rear of five of the dwellings that front onto Newlaithes Avenue and to the front of the dwellings in the north-east corner of the site. This would be constructed of block pavements and would provide seventeen car parking spaces, one for each dwelling plus three visitor spaces.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to fifteen neighbouring properties. A petition has been received, which has been signed by thirty-six people, and which raises the following concerns:

1. the proposed access to the site is located where an established bus stop exists. Where would the bus stop be re-located;
2. the existing bus services run frequently every hour and removal of this service would adversely affect the surrounding community;
3. the addition of an access road for vehicles to service 14 dwellings will

result in increased congestion on an already very busy section of road in a restricted space;

4. the proposed site access is close to the main T-junction at Newlalthes Avenue;

5. there is an existing access road off Newlalthes Avenue, which has been established for many years and access at this point will affect fewer residents. The road is less congested and provides a wider road area for vehicles. This access would cause less disruption to the surrounding area and less risk and stress to local residents. The residents request that this alternative access should be considered further.

5. Summary of Consultation Responses

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objections, subject to conditions;

Local Environment (former Community Services) - Drainage Engineer: - comments awaited;

Local Environment - Environmental Protection: - no objections, subject to conditions;

Northern Gas Networks: - no objections;

Housing Strategy: - in accordance with Policy H5, the proposal equates to an on-site affordable housing contribution of 4.2 dwellings - request that 4 dwellings be considered for the City Council's discounted sale scheme.

Prepared to enter into discussions with the applicant on the affordable housing contribution of this site, subject to the viability of the scheme;

United Utilities: - no objections - surface water should discharge to a soakaway/ watercourse/ surface water sewer.

6. Officer's Report

Assessment

6.1 The relevant planning policies against which the application is required to be **assessed** are Policies DP1, H1, H2, H5, CP5, CP12, CP15, CP17 and T1 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:

1. Whether The Proposal Is Acceptable In Principle

6.2 The site, which is brownfield, lies within a Primary Residential Area. The proposal to redevelop the site for housing is, therefore, acceptable in principle.

2. Whether The Scale And Design Are Acceptable

6.3 The terrace that faces onto Newlalthes Avenue would have a varied ridge height and would be of varied design to improve visual interest. Small gardens would be provided to the front of the dwellings and these would be separated from Newlalthes Avenue by a low brick wall. A pair of semi-detached properties would front onto Levens Drive to the east of the new access. A terrace of three dwellings would be located in the north-east

corner of the site and these would face onto the communal parking area, that would be sited to the rear of the dwellings that front onto Newlalthes Avenue. The dwellings would be constructed of meadow red clay facing brick, with buff artstone sills and heads, under a grey concrete tiled roof. In light of the above, the scale and design of the proposal would be acceptable.

3. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

6.4 The dwellings that front onto Newlalthes Avenue would have front elevations a minimum of 25m away from the dwellings on the opposite side of Newlalthes Avenue. Unit 9 would have a side elevation 22m away from the nearest dwellings on Levens Drive, whilst the new semi-detached dwellings fronting onto Levens Drive would be 21m away from the dwellings on the opposite side of Levens Drive. The terrace of three dwellings would lie to the west of 34 Caslin Way and would sit at a 1.5m higher level. There would be no windows in the side elevation of the terrace. 34 Caslin Way has patio doors and a window in the rear elevation and a window in the side elevation. The terrace has been positioned so that it does not sit in front of the side window. Whilst there would be some overshadowing of part of the garden of 34 Caslin Way at certain times, the property has a long rear garden, the southern section of which would be unaffected. In light of the above, the proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

4. Highway Matters

6.5 A petition has been received which raises concerns about the creation of a new access onto Levens Drive and considers that the existing access to the site from Newlalthes Avenue should be used. The existing access is, however, onto an unadopted service road and cannot be improved, as the existing access and adjacent grass verges are not in the applicant's ownership.

6.6 County Highways has raised no objections to the creation of a new access onto Levens Drive, the position of which in relation to the existing junction with Newlalthes Avenue and the existing bus stop on Levens Drive, was agreed on site. The bus stop would remain in place. The level of parking (one space per dwelling and three visitor spaces) has also been agreed with County Highways. In light of the above, the proposed access and parking would be acceptable.

5. Affordable Housing

6.7 The applicant has submitted a Viability Appraisal with the application, which identifies that the proposed scheme could viably provide £15 towards planning contributions, including affordable housing. The Council has appointed consultants to undertake a review of this appraisal and this has indicated that the developer could reasonably afford to provide two affordable units, to be either sold or rented at a discounted rate. The Council is currently waiting for the applicants to respond on this issue and Members will

be updated at committee. If the applicant is unwilling to provide a reasonable level of affordable housing the application should be refused.

Conclusion

- 6.8 In overall terms, the proposal is acceptable in principle. The scale and design of the proposal would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance. The proposed access and parking would be acceptable. If the affordable housing issue is resolved satisfactorily, then the application is recommended for approval subject to the applicant entering into a S106 Agreement for the provision of affordable housing.
- 6.9 If the applicant is not willing to provide a reasonable level of affordable housing, then the applicant should be refused for this reason.

7. Planning History

- 7.1 In November 2001, planning permission was granted for the erection of 2.4m high palisade fencing around inner perimeter (01/0910).

8. Recommendation: Grant Subject to S106 Agreement

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

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

2. The approved documents for this Planning Permission comprise:
1. the submitted planning application form received 30th October 2012;
 2. the Location Plan (drawing reference 12055-00) received 30th October 2012;
 3. the Block Plan (drawing reference 12055-03A) received 14th January 2013;
 4. the Site Plan (drawing reference 12055-01A) received 14th January 2013;
 5. the Site Section and Elevations (drawing reference 12055-02B) received 14th January 2013;
 6. the Topographic Survey (drawing reference 2216/1) received 30th

October 2012;

7. the Design and Access Statement received 30th October 2012;
8. the Desk Top Study for Contamination report received 30th October 2012;
9. the Notice of Decision; and
10. 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 a satisfactory external appearance for the completed development, in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

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

5. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works 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 CP12 of the Carlisle District Local Plan 2001-2016.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwellings 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 Policy CP5 of the Carlisle District Local Plan 2001-2016.

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

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

9. The whole of the vehicular access area bounded by the carriageway edge and the highway boundary shall be constructed and drained to the specification of the Local Highways Authority.

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

10. The access road/parking areas etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect full constructional details shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before first occupancy and shall be maintained operational thereafter.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies

LD5, LD7 & LD8.

11. The **access/parking/turning facilities**, shown on the Plan, shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

Reason: The carrying out of building works without the provision of these facilities is likely to lead to inconvenience and danger to road users. Retention of the facilities ensures an appropriate standard of parking and access for as long as the use continues and to support Local Transport Policies LD5, 7 & 8.

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RECEIVED
 30 OCT 2012
 1210900

PRELIMINARY
ARCHITECTS
PLUS

revision
 Rev. Date Description Revised by

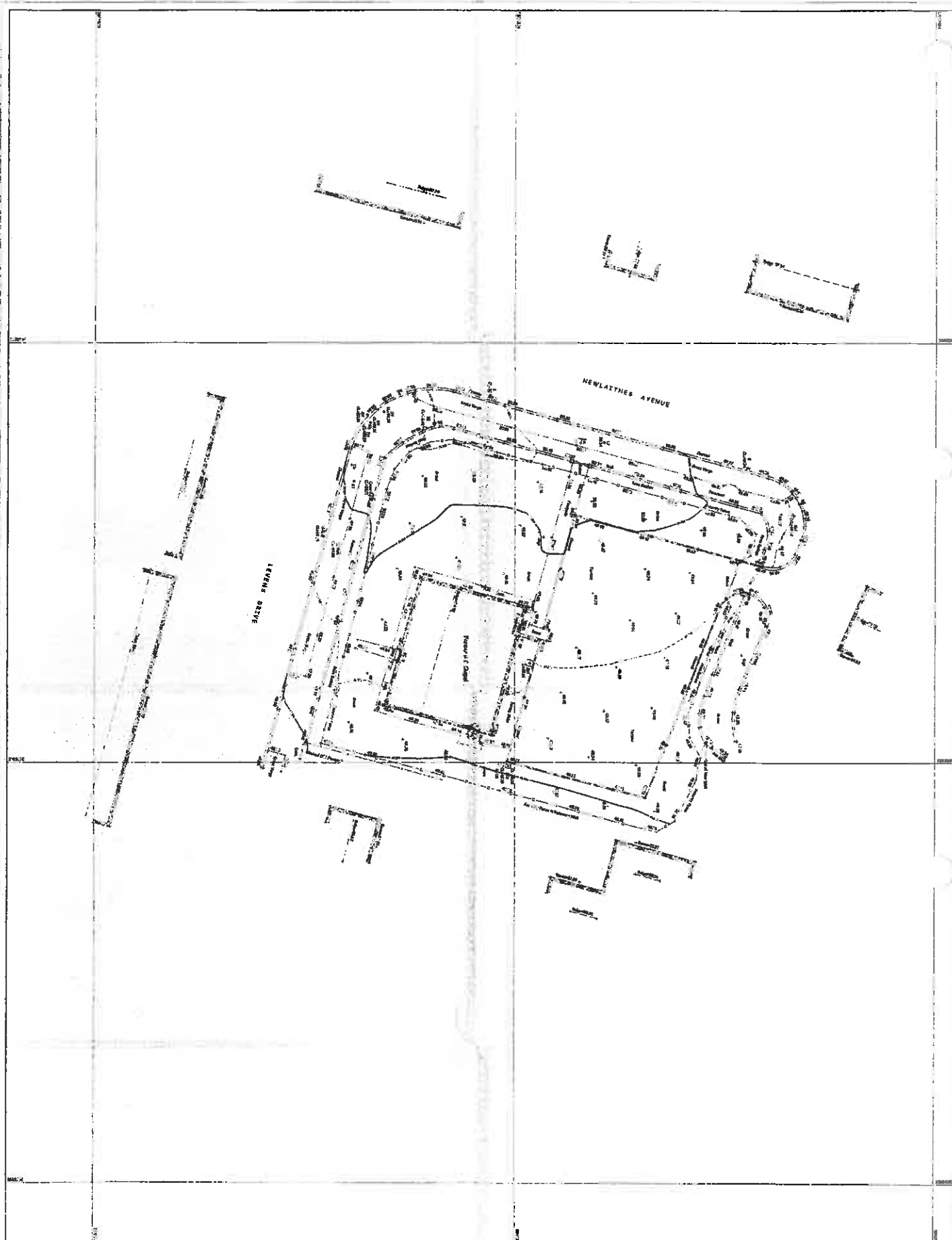
Project
**RESIDENTIAL DEVELOPMENT
 NEWLAITHES AVENUE, CARLISLE**

Drawing
LOCATION PLAN

Scale Date Drawn Comp.No Number
 1:1250@A 109/12 DB E02 12055-00

Client
IRVING BUILDERS

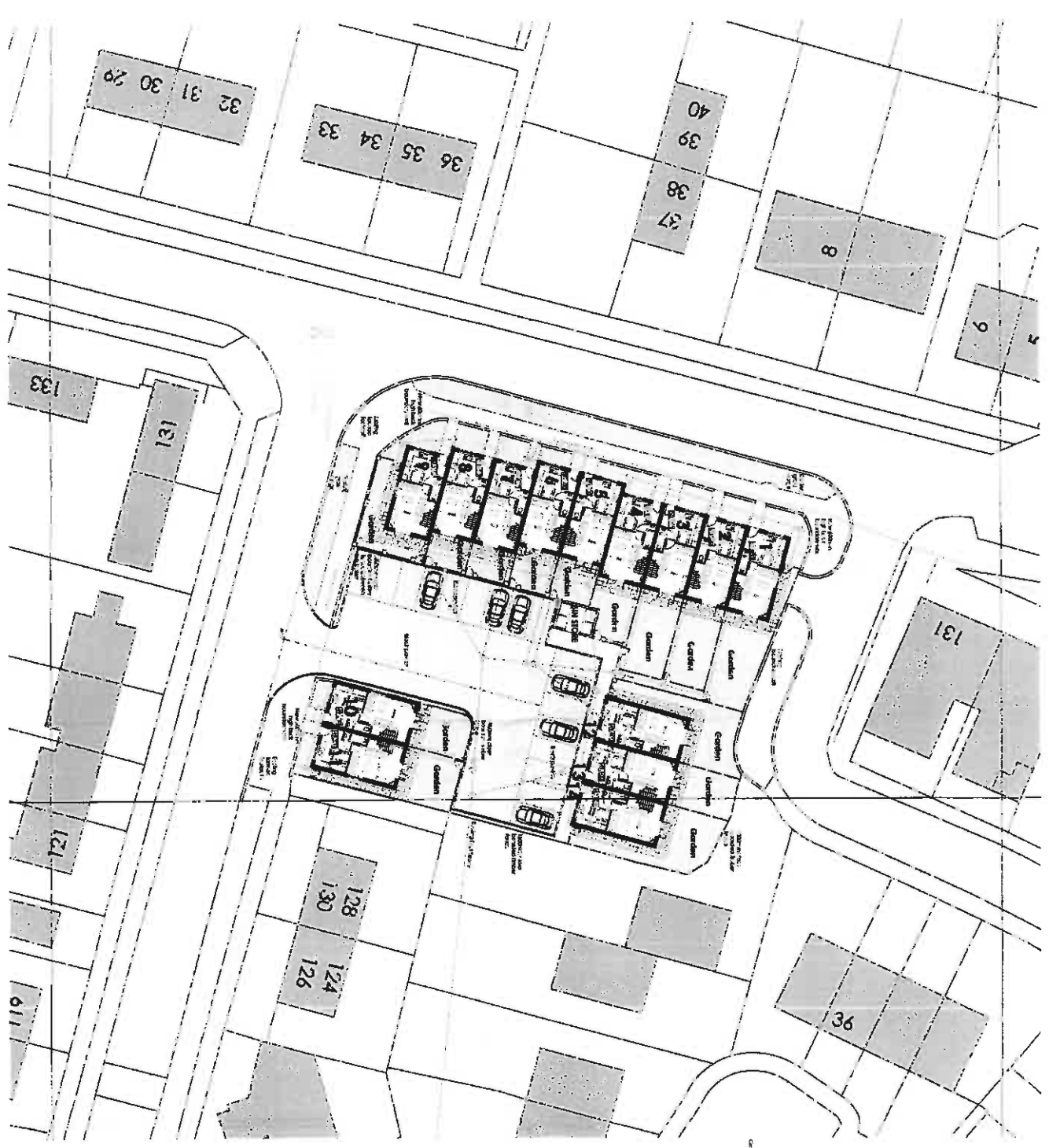
246 **at** Architects Plus (UK) Limited Registered in England No. 4221140
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 tel: 01228 513144 email: ap@architectsplus.co.uk
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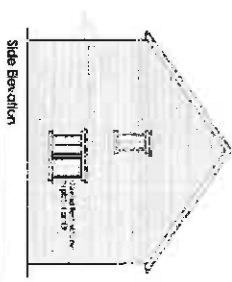
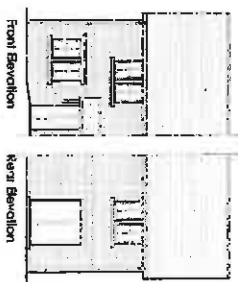
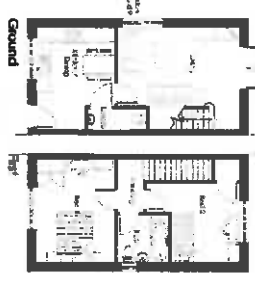
This is a plan of the site of the proposed building, showing the boundaries of the site and the proposed building. It is intended to be used as a guide for the construction of the building. The plan is based on the best available information and is not intended to be a guarantee of accuracy. The plan is subject to change without notice.

248

Architects Plus
 Former R.C. Chapel on
 Newlathees Avenue, Martin,
 Corbett for Living Builders.
 Topographic Survey.
 Survey Station
 Station: 100
 Date: 11th August 2012
 Scale: 1:500 @ A1
 Drawn: J.S.
 Checked: J.S.
 Date: 22/8/12



- Materials Schedule**
- Walls: Clay facing brick
 - Roofs: Asphalt/Flt concrete roof tile
 - Windows/Doors: White UPVC frame windows
 - External finishes: White UPVC frame windows
 - Internal finishes: White UPVC frame windows
 - External surfaces: Brick paving and concrete

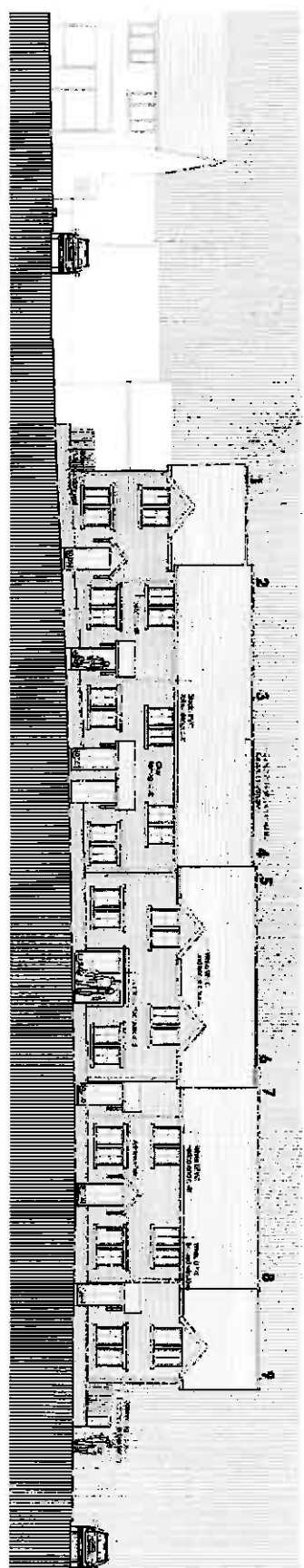


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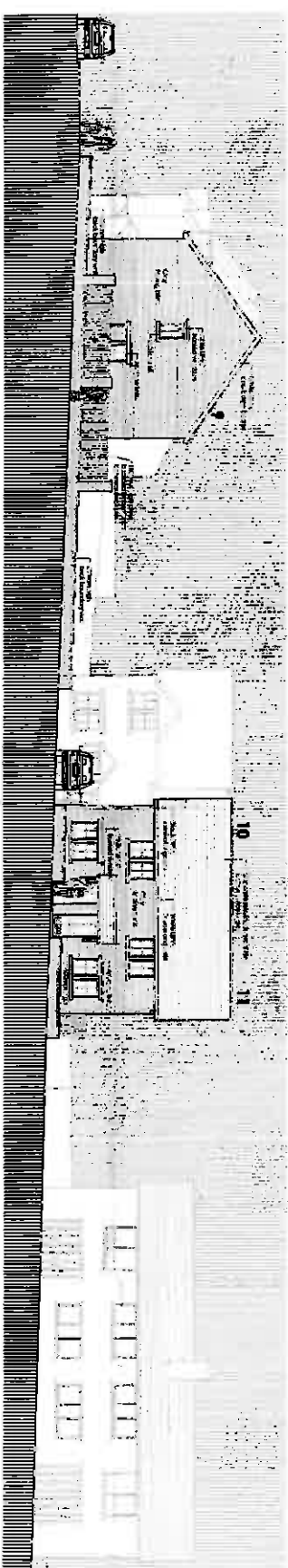
PLANNING ARCHITECTS

PROPOSED HOUSING DEVELOPMENT
 NEWLAITHA AVENUE, MORRION
 IRVING BUILDERS

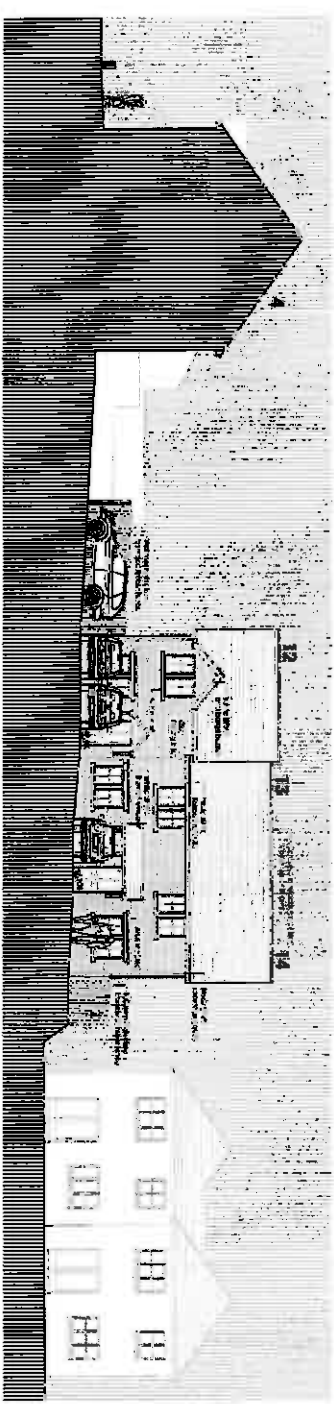
SITE PLAN
 HOUSE TYPE PLAN AND ELEVATIONS
 12055-01A



Newliffthes Avenue Elevation



Levens Drive Elevation



Site Section A-A

| Material Schedule | |
|-------------------|---|
| Walls | Clay facing brick |
| Roofs | White gable roof with red tile |
| Windows/Doors | White painted ironwork |
| Roofwater goods | Black zinc roof, copper flashing downpipes |
| Landscaping | Medium sized trees, shrubs, lawn, gravel paths, mulch, etc. |
| External Surfaces | Black powder and pe. concrete, steps |

PLANNING
ARCHITECTS
P A S

PROJECT: PORTFOLIO HOUSING DEVELOPMENT
 NEWLIFFES AVENUE MORTON
 CLIENT: IRVING BUILDERS
 DRAWING: SITE SECTION AND ELEVATIONS
 SCALE: 1/8" = 1'-0"
 DATE: 10/12/08
 DRAWN BY: RZ
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 PROJECT NO: 12035-028



SCHEDULE A: Applications with Recommendation

12/0856

Item No: 10

Date of Committee: 08/03/2013

Appn Ref No:
12/0856

Applicant:
A.P. & J Brown Ltd

Parish:
Wetheral

Date of Receipt:
15/10/2012

Agent:
Abacus Building Design

Ward:
Wetheral

Location:

Land adjacent to Beech Cottage, Cumwhinton,
Carlisle, CA4 8DL

Proposal: Erection Of 15no. Dwellings Including 3no.Affordable Bungalows And
1no. Dwelling For The Elderly

REPORT

Case Officer: Suzanne Edgar

1. Recommendation

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

2. Main Issues

- 2.1 Principle of development
- 2.2 Scale, layout and design of the development
- 2.3 Impact upon the living conditions of neighbouring residents
- 2.4 Impact upon the landscape character of the area
- 2.5 Affordable housing
- 2.6 Provision of public open space
- 2.7 Educational infrastructure
- 2.8 Foul and surface water drainage
- 2.9 Highway issues
- 2.10 Landscaping
- 2.11 Contamination
- 2.12 Crime
- 2.13 Whether the proposal would lead to the loss of the best and most versatile agricultural land
- 2.14 Biodiversity
- 2.15 Other matters

3. Application Details

The Site

- 3.1 This application seeks "Full" planning permission for the erection of fifteen dwellings on 0.67 hectares of agricultural land that is situated to western extent of Cumwhinton. The intention is for these properties to be for open market housing with three of the dwellings being affordable and one dwelling being specifically for the elderly. The site is situated at the edge of the village on the southern side of the highway when entering Cumwhinton from the direction of Harraby.
- 3.2 The site, which is broadly square in shape, extends 74 metres along its frontage with the highway and projects 70 metres into the field. The site is situated on the periphery of the settlement boundary of Cumwhinton, as defined on the Inset Map that accompanies the Carlisle District Local Plan 2001-2016 (CDLP).
- 3.3 The site is undeveloped 'greenfield' land and comprises part of a larger field that is in agricultural use. Its defining feature is the mature hedgerow that aligns the road frontage. The topography of the site is such that the land falls in a north-south direction. There are two residential properties that are situated to the north of the site on the opposite side of the road. There is also a residential property, known as Beech Cottage, which is situated immediately adjacent to the eastern boundary. To the south and west of the site lies agricultural land.

Background

- 3.4 In September 2012 the application site was granted "Outline" planning permission for the erection of 14no. dwellings comprising affordable housing and housing for the elderly (application reference 11/0730). A reserved matters application has not been submitted.

The Proposal

- 3.5 The submitted site location plan shows that access to the site would be centrally located along its frontage. Either side of the main access to the site would be a pair of semi-detached bungalows. Three of these bungalows will be affordable (plots 1-3) with the remaining bungalow (plot 4, which is closest to Beech Cottage) designated as a dwelling specifically for the elderly. The other properties within the site would be open market housing arranged around a cul-de-sac. Two pairs of semi-detached bungalows will be located adjacent to the rear garden of Beech Cottage with the remainder of the properties within the scheme being either detached or semi-detached two storey dwellings. Overall the layout provides a mixture of house types that includes 2 bedroom bungalows and 3 - 4 bedroom houses. The dwellings will be positioned so that they follow the topography of the land.
- 3.6 The properties would be finished with a mix of stone, brick and render, with

natural slate roofs. Each property would have adequate parking spaces and reasonably sized gardens. The rear gardens of each property will be separated by 1.5 metre high fencing with new hedgerows planted along the west and southern boundaries of the site. The site entrance will be delineated by a 900mm high random coursed stone wall. It is intended to discharge foul water to the mains sewer and surface water run-off to soakaways.

- 3.7 The site layout plan indicates that a strip of land that measures 5 metres in width will be included within the garden of Beech Cottage to offset any potential adverse impact that the development may have upon the occupiers of that property.

4. Summary of Representations

- 4.1 This application has been advertised by the display of site and press notices as well as notification letters sent to 31 neighbouring properties. At the time of preparing the report 11 letters of objection and 2 letter of comment have been received. The grounds of objection are summarised as;

1. The size of the development would adversely change the character of the village
2. Rural character of Cumwhinton Village is gradually being eroded as village has undergone much development over the past year
3. Density of the development is not in keeping with the surrounding properties
4. The proposal is building houses on a green belt for profit
5. There is plenty of space in Carlisle for housing developments without resorting to building on greenbelt land
6. The size of the dwellings and retrospective plots would not be useful for the elderly
7. There is no local need demonstrated in Cumwhinton for affordable housing/housing for the elderly
8. It is unfair to force all the affordable need in Cumwhinton
9. There are limited amenities for the elderly in the village
10. The village school is at full capacity
11. Proposal will generate more traffic at the edge of the 30mph zone. This zone should be moved nearer to Carlisle
12. Increasing the number of dwellings from the last application by 28% is an

attempt to manipulate planning procedures

13. Allegations that the proposal is a "done deal"

14. The detrimental effect of the plans could be mitigated by the development bringing cable provision to the village to improve the current poor broadband provision

15. Similar application was withdrawn 5 years ago due to local and MP opposition

16. Concern that community bonds and nature of village life will be lost as the village moves nearer to Carlisle

17. Unclear how many houses/bungalows will be used for social housing

4.2 The letters of comment are summarised as follows:

1. The scheme should include a buffer zone measuring 5 metres by 51 metres adjacent to Beech Cottage. There should be a secure fence and landscaping within this area
2. The Buffer Zone is essential to mitigate problems of privacy and overlooking to Beech Cottage
3. Proposal is increasing number of dwellings by 4
4. Proposed dwellings could add to further flooding problems in the village
5. A clause should be imposed ensuring that the dwellings along the boundary of Beech Cottage are only one storey dwellings to prevent loss of light to Beech Cottage
6. Is there a need for further properties to be built in the village?
7. Proposal is a profit making scheme

4.3 Cllr Trevor Allison has also made representations on the proposal stating no objection in principle to the application but urges that the informal undertakings that were given at the time the application was first presented (in respect of Beech Cottage) should be honoured and not increased simply maximised to the advantage of the developer.

4.4 Members should be aware that this application originally proposed 18no.dwellings when it was first submitted however the number of dwellings have now been reduced to 14 and the plans modified accordingly. Some of the representations therefore made by third parties are in respect to the original scheme submitted.

5. Summary of Consultation Responses

Housing Strategy: -while it is disappointing that this development is no longer 100% affordable, given its original conception as a rural exception site, the three units provided by the developer on this site comply with Policy H5 of the Local Plan.

Cumbria County Council - (Education Department): - has requested a financial contribution of £39,117 towards the provision of school transport from the village of Cumwhinton that will be required as a consequence of this development;

Wetheral Parish Council: - in relation to the original plans submitted (proposal for 18 houses) the Parish Council sought further clarification on the access and parking to plot 1 and what will be happening to the undesignated land behind plots 7/8. The Council also cited concerns regarding the surface water drainage from the site, the lack of school places available should the development proceed and the number of affordable houses proposed for a site of 18 houses.

The Parish Council were reconsulted on the amended plans (reduction in number of houses to 15) and requested further information on: which bungalows will be affordable, the management of the affordable properties; access to the ditch at the bottom of the field to the rear of the site for maintenance purposes and information on how the 30 stated parking spaces would be provided as well as visitor parking for plots 1-8.

Further information has been provided to the Parish Council and the Parish Council has confirmed that their previous comments should still stand.

Environment Agency: - no comment;

Cumbria Constabulary - North Area Community Safety Unit: - no objection. Advice received regarding physical security measures and boundary treatments;

British Gypsum: - no response received;

Cumbria County Council - (Highway Authority): - no objection subject to the imposition of four conditions;

Local Environment - Environmental Protection: - no objection subject to a condition being imposed regarding unsuspected contamination;

United Utilities: no objection subject to the imposition of conditions requesting final details of foul and surface water drainage.

6. Officer's Report

Assessment

6.1 The relevant planning policies against which the application is required to be

assessed are Policies DP1, CP1, CP2, CP3, CP4, CP5, CP6, CP10, CP12, CP17, H1, H5, H13, LC4, LE29 and T1 of the CDLP.

6.2 The proposals raise the following planning issues:

1. Principle Of Development

6.3 Members will recall that this site was granted outline planning permission in 2012, under application 11/0730, for the erection of 14 dwellings comprising affordable housing and housing for the elderly. The site at this time was considered to be an exception site as it was outside the defined settlement boundary for Cumwhinton however it catered for an identified affordable housing need and was considered to be well related, both visually and physically, to the village.

6.4 This application in comparison to the previous application approved by Members seeks permission for 15 dwellings of which 11 will be for open market housing with the remainder comprising 3no. affordable bungalows and 1no. bungalow specifically for the elderly. The main issue for Members to establish in consideration of this application is therefore the principle of market led housing on this site in line with current policy and the principle of an additional unit.

6.5 Cumwhinton is identified as a sustainable development location within Policies DP1 and H1 of the Carlisle District Local Plan 2001-2016. Whilst Policy H1 permits small-scale development within Cumwhinton it is noted that the National Planning Policy Framework which has been published in the intervening period since the previous approval is a material consideration for the determination of this application. The NPPF indicates that housing applications should be considered in the context of the presumption in favour of sustainable development and relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.

6.6 In the absence of a 5 year supply of housing land, as defined by the National Planning Policy Framework, the Council adopted an Interim Planning Statement - Housing on 1st May 2012, as a material planning consideration to deal with the identified shortfall. This process encouraged a number of applications to come forward and be considered against the criteria set out in the Interim Statement. Given the short notice of the introduction of the Interim Statement and level of detail required from any planning application it is only now that we are in a position to consider applications submitted at that time.

6.7 Since the Interim Statement was introduced another update has been provided and as of 30 September 2012 the Council had a five year supply of housing albeit only an additional 65 units over the NPPF requirement. This change in housing supply is accounted for by the change in delivery of some sites and not through a significant change to the number of dwellings granted permission during the 6 month period the Interim Statement applied. In order to avoid repetition of 6 monthly variations on whether the Council has a 5

year supply or not it would be apposite to make certain that a decent buffer of housing supply is provided. This would ensure that applications were not decided randomly on appeal due to short term lack of housing supply.

- 6.8 This application was submitted at the time when the Interim Planning Statement was still valid therefore this statement should be considered still as a material consideration when determining this application. Members should however note that the interim planning statement does not supersede all saved policies in the Local Plan and should be interpreted in conjunction with them.
- 6.9 On the basis of the interim statement, the Council considered proposals for new housing developments on land excluded from housing development either through other designated use or outside existing settlement boundaries which: are well related to the built framework of the existing settlement; would not result in a prominent intrusion into the countryside; would not result in settlements merging; would not detract from the landscape character of the area as contained in the Cumbria Landscape Strategy and would not cause harm to some other overriding policy objective.
- 6.10 Whilst the application site is located outside the settlement boundary for Cumwhinton identified in the local plan, the NPPF does not advocate the use of settlement boundaries and states that in order to promote sustainable development in rural areas, housing should be located where it will enhance and maintain the vitality of rural communities. Members will note from previous paragraphs that the NPPF is a material consideration in the determination of this application and limited weight can therefore be given to the fact that the site is outside the settlement boundary of Cumwhinton.
- 6.11 Development of the site has already been established through the previous housing application for this site as being well related, both physically and visually, to the village of Cumwhinton which has a range of services (school, public house, village hall etc). The proposal creates an opportunity to sustain the existing rural facilities and it is well related to the village with residential properties located to the north and east of the site. In such circumstances it is considered that the proposal would not result in a prominent intrusion into the Countryside nor would it result in settlements merging. In relation to the above it is considered that the principle of open market housing (and an additional dwelling) in this location is deemed acceptable. The impact on the landscape character and design of the proposal is discussed below.

2. Scale, Layout And Design Of The Development

- 6.12 The proposed development is well laid out and will encourage and promote the creation of a neighbourhood. The properties overlook one another thereby creating a degree of natural surveillance and the distinction between public and private space is clearly defined, both of which will act as a deterrent to potential offenders and reduce the likelihood of crime occurring.
- 6.13 In terms of the units there are a range of differing house types, which, aesthetically, will add variety to the estate and create its own identity. The

dwellings incorporate reasonably sized garden areas that are comparable to the size of the units that they serve, thereby ensuring that the development does not appear cramped or overdeveloped. The size of the gardens and the way that the properties are laid out will help create a sense of space within the estate. Whilst some of the distances between the proposed plots (particularly plots 3-4 in relation to plot 5) do not strictly comply with the distances outlined in the Achieving Well Designed Housing Supplementary Planning Document, given the positioning of primary windows, proposed boundary treatments and the topography of the site it is not considered that the layout of the scheme would have an adverse impact upon the living conditions of the future occupiers of the dwellings sufficient to warrant refusal of the application on this basis.

- 6.14 Single storey bungalows are proposed along the frontage of Cumwhinton Road (plots 1-4) and to west of Beech Cottage (plots 5-8) with the remainder of the properties within the site comprising two storey detached or semi-detached properties. The bungalows along the road frontage relate to the other single storey properties that can be viewed when entering the village. The taller two storey dwellings are located further into the site where the topography of the lands falls away thereby reducing the visual impact that these properties will have when viewed from the main road.
- 6.15 Each property has sufficient incurtilage parking provision, together with access to the rear gardens for refuse/green recycling bins. It is considered unreasonable to request a contribution towards waste/recycling provision given that there was no contribution in the previous application and this application is for one additional dwelling.

3. Impact Upon The Living Conditions Of Neighbouring Residents

- 6.16 Whilst the impact upon all the neighbouring residents is relevant, the property most affected by this development is that known as Beech Cottage, which is positioned immediately to the east of the application site. Beech Cottage, which is a bungalow, has a series of primary windows along its flank elevation that face directly towards the site. These windows are located within 1 metre of the application boundary and there is no notable physical demarcation that separates the bungalow from the site.
- 6.17 To mitigate any concerns in relation to loss of privacy to the occupiers of Beech Cottage the applicant proposes that a strip of land measuring 5 metres in width and 47 metres in length be incorporated within the domestic garden of Beech Cottage, which would provide a buffer between the curtilage of Beech Cottage and the proposed dwellings. The submitted layout plan also shows that the dwellings directly to the west of Beech Cottage will be single storey bungalows with a 1.8 metre high fence and hedge (planted on the development side) delineating the boundary of the proposed buffer zone. There will be one storey dwelling located to the south-west of Beech Cottage however this is situated a sufficient distance from Beech Cottage to prevent an adverse impact on the residential amenity of this property.
- 6.18 The submitted Design and Access Statement suggests that the strip of land

will be sold to the owner of Beech Cottage should permission be forthcoming. Whatever arrangements are agreed between the developer and the owner of Beech Cottage regarding the transfer of this land is not material to the outcome of the planning application; however, in order to safeguard the living conditions of the occupier of Beech Cottage a condition is recommended that prevents development commencing on the construction of the proposed dwellings until such time that the land in question has been included within the curtilage of Beech Cottage and the 1.8 metre high fence erected along the length of the extended curtilage in perpetuity. This will help ensure that the occupiers of that property are afforded an acceptable level of privacy and security once the development is complete, but also during the construction phase.

- 6.19 Adequate separation distances are also achieved between the development and the two residential properties located on the opposite side of Cumwhinton Road.
- 6.20 Subject to the foregoing Officers are satisfied that the development can be designed in such a way as to ensure that there will be no adverse impact upon the living conditions of neighbouring residents through loss of light, privacy or over dominance. In order to further protect the living conditions of the occupiers of Beech Cottage permitted development rights have been removed for dormer windows and roof lights on the east elevation of plots 4,5,6,7 and 8.
- 6.21 It is also acknowledged that given the scale of the development there will be a degree of disturbance during the construction of the dwellings. In order to mitigate the impact that the construction phase will have upon the living conditions of neighbouring residents a condition is recommended that limits construction work to between 7.30am and 6pm Monday to Friday, 7.30am to 1pm on Saturdays, with no work permitted on Sundays or Bank Holidays.

4. Impact Upon The Landscape Character Of The Area

- 6.22 As this development involves building on open fields there will undoubtedly be some impact upon the landscape character of the area. As demonstrated in paragraph 6.14 above this impact has been reduced through the design of a sympathetic scheme with single storey properties located at the front of the development and larger two storey properties located further into the site where the land is located at a lower level. Where practical existing hedgerows are to be retained and additional landscaping is proposed to soften the edge of the development.
- 6.23 It is acknowledged that this development will also be visible when entering Cumwhinton from the direction of the Golden Fleece roundabout (Junction 42); however, for the most part views will be obstructed by the roadside hedge. Where views are afforded, the development will be seen in conjunction with the other residential properties that form the western extent of the village.
- 6.24 The land in question is not designated as being of any special landscape

character and it is the Officer's view that there is no significant adverse impact upon landscape character to warrant refusal of the application.

5. Affordable Housing

- 6.25 It is proposed that 3no. affordable bungalows will be provided and 1no. bungalow specifically for the elderly. The affordable bungalows will be the dwellings on plots 1-3 at the front of the site which would be made available by discounted sale/let, with the discount set at 30% below open market value.
- 6.26 By way of background, Members should be aware that this application originally proposed 18no.dwellings when it was first submitted however the number of dwellings have now been reduced to 14 and the plans modified accordingly. The agent also originally proposed that the four bungalows to the front of the site were not only affordable properties but also properties for the elderly. Following discussions with the Councils Housing Strategy Officer it was considered that four dwellings on the site being allocated as affordable housing specifically for the elderly would present unnecessary burdens on the developer and it would be discriminatory against other people already on the existing housing register. The agent has therefore modified the affordable housing requirement to that outlined in paragraph 6.25 accordingly. Members should however note that there is still eight bungalows within the housing scheme which would help to achieve the housing requirements indicated in the Housing Demand Need and Demand Study (November 2011) for 2 bedroom bungalows in the rural east.
- 6.27 Policy H5 of the Carlisle District Local Plan 2001-2016 indicates that for medium sites in the rural area the contribution towards affordable housing is 20%, this equates to the provision of 3 dwellings in this case. Thus the number of affordable houses proposed is compliant with Policy H5.
- 6.28 The Council's Housing Strategy Officer (HSO) has been consulted on the proposed development and has confirmed that whilst it is disappointing that the site is no longer 100% affordable (as proposed under the previous application for this site 11/0730), given its original conception as a rural exception site, the three units provided by the developer on this site comply with Policy H5 of the Carlisle District Local Plan 2001-2016. The HSO has indicated that affordable housing provision on this site is justified by the large affordable housing need in the rural east of Carlisle (101 affordable homes required per annum over the next five years), within which is located this proposed development. The HSO has indicated that the affordable units should be made available for either discounted sale, or for intermediate rent, and secured in perpetuity through a section 106 agreement. The section 106 agreement should also ensure that priority is given to local people when the properties are ready to be allocated.
- 6.29 In relation to the above it is considered that there is no policy conflict as the number of affordable houses proposed complies with Policy H5 of the Carlisle District Local Plan 2001-2016.

6. Provision Of Public Open Space

- 6.30** The Parish Council in their consultation response for the previous application for this site (11/0730) indicated that there are no playing facilities for children in the village. To assist the Parish Council in providing these facilities the applicant agreed to pay a financial contribution of £5000, secured through the completion of a S106 agreement. The applicant is still willing to provide the same contribution for this application. The Council's Green Spaces Manager has been consulted on the proposal and has raised no objections to the amount offered. In such circumstances there is no policy conflict.

7. Educational Infrastructure

- 6.31** Objectors to the scheme have questioned whether the local primary school has adequate capacity to cater for any increase in demand for pupil school places that might arise as a consequence of this development. Cumbria County Council have been consulted on the proposed development who have advised that Cumwhinton Primary School is oversubscribed at present and that this development could result in an additional pupil yield of approximately 2.3 primary school places. To address this increased burden the Education Authority has requested a financial contribution of £39,117 to be used to provide school transport from Cumwhinton. The Education Authority has considered the cumulative effect of this application together with the application for 8 dwellings at land adjacent to The Sheiling and Meadow View (approved under application 11/0818). The agent has agreed to this contribution.

8. Foul And Surface Water Drainage

- 6.32** The applicant has indicated that the foul drainage will connect into the public sewer via a pumping station which is acceptable to United Utilities. The development will incorporate permeable block paving and surface water will be disposed of via soakaways which is an acceptable and sustainable means of surface water disposal. Suitable conditions have been imposed within the Decision Notice at the request of United Utilities with regard to the final details of the drainage schemes proposed.
- 6.33** A local resident has indicated that adding more dwellings into the mains sewer could add to further flooding problems in the village and that the nearby beck, which lies to the south of the site is susceptible to flooding. Given that the surface water run-off will be discharging to soakaways and not directly into the beck it is not considered that the development would worsen the present situation. United Utilities have also clarified that there is capacity in the existing sewage network to accommodate the foul flow from the development.

9. Highway Issues

- 6.34** The Highway Authority has raised no objections to the proposal, subject to the imposition of four standard highway related planning conditions that relate to the construction of the access (including drainage), access and parking

requirements being met before any building work commences on site and details reserving adequate land for construction storage/parking.

- 6.35 Objectors have commented that the site is not easily accessible by public transport. Whilst the comments of the objectors are noted Cumwhinton is identified as a Local Service Centre, which, in policy terms, is a recognised sustainable location for new development. It is also a sizeable village with its own primary school, village hall, shop and public house. Whilst the public transport links may not be as good as other villages in the district this issue in its own right should not preclude the provision of affordable housing or the designation of 1 no. house being specifically for the elderly within the development.
- 6.36 Concerns have also been raised from an objector with regard to the amount of traffic the scheme will generate and potential impacts on highway safety. The Parish Council has also made comment with regard to the number of parking and visitor spaces proposed. The Highways Authority have confirmed that there is sufficient parking space for each dwelling and the layout of the scheme does not preclude "on street" visitor parking. The siting and design of the access is acceptable and will be within the restricted 30mph speed limit. In such circumstances it is not considered that there would be any policy conflict.

10. Landscaping

- 6.37 There are existing mature hedgerows delineating the north and part of the eastern boundary of the application site. The existing hedging to the north of the site will be removed in order to facilitate the development however new hedgerows will be planted along the west and southern boundaries of the site as well as on the development side of the proposed buffer zone. The submitted layout plan also shows the planting of a number of trees within the site itself. The Councils Landscape Architect/Tree Officer has been consulted on the proposed development and has raised no objections subject to the imposition of conditions within the Decision Notice regarding tree/hedgerow protection. It is also proposed that a condition is imposed within the Decision Notice requesting further details of the proposed landscaping within the application site. It is therefore the Officers view that the landscaping proposed is sufficient to compensate for the loss of hedgerow which is to be removed to facilitate the development; and, the additional landscaping particularly within the site will help retain the site's rural setting.

11. Contamination

- 6.38 As the site is a greenfield site the likelihood of contamination being present is low. Notwithstanding this fact a condition is recommended that caters for the event that contamination is found during the construction phase. Environmental Services has been consulted on the proposed development and has raised no objections.

12. Crime

6.39 As previously stated in paragraph 6.12 the proposed development is well laid out and will encourage and promote the creation of a neighbourhood. The properties overlook one another thereby creating a degree of natural surveillance and the distinction between public and semi-public space is clearly defined, both of which will act as a deterrent to potential offenders and reduce the likelihood of crime occurring. The Crime Prevention Officer has been consulted on the proposed development and has provided advice with regard to physical security measures and boundary treatments. This advice has been forwarded to the applicant.

13. Whether the Proposal Would Lead To The Loss Of The Best And Most Versatile Agricultural Land

6.40 It is accepted that the proposal would lead to the loss of agricultural land. The Agricultural Land Classification identifies this land as Grade 3, Grades 1 and 2 being of the highest quality. Grade 3 land is common both within the immediate vicinity of the application site and within the District as a whole. As such, it is not considered that the loss of this small area of agricultural land would provide grounds for refusal of the application.

6.41 14. Biodiversity

6.42 The Council's GIS Layer has identified that there is the potential for a range of species to be present within the vicinity. Using the guidance issued by Natural England, the development would not harm 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. A condition has also been imposed ensuring that no site clearance or works to hedges takes place during the bird breeding season.

15. Other Matters

6.43 It is noted that some of the objectors have indicated that the detrimental effect of the proposed development could be mitigated by the development bringing cable provision to the village to improve the current poor broadband provision. Whilst cabling may be provided for this development it would not be appropriate to require provision for the whole village.

6.44 Some objectors have also alleged that the application is a "done deal". Members are reminded that every application is treated on its own merits in line with current planning policy taking into account comments from statutory consultees and third parties.

6.45 The Parish Council has raised queries regarding the maintenance of the ditch to the bottom of the field. This ditch is located outside of the application site boundary but is within the ownership of the applicant. The applicant's agent has confirmed that this land will be left to lay fallow for the long term future and drainage of the field will be as existing. Any maintenance of the ditch is a civil matter.

- 6.46 Article 8 and Article 1 Protocol 1 of the Humans Rights Act are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

Conclusion

- 6.47 In overall terms, the principle of the development is acceptable. The dwellings could be accommodated on the site without detriment to the living conditions of the neighbouring properties through loss of light, privacy or over dominance. Adequate amenity space and incurtilage parking provision would be available to serve the dwellings. The new access to be formed and the anticipated level of traffic generated by the proposal would not prejudice highway safety. In all aspects the proposals are considered to be compliant with the objectives of the relevant Local Plan policies.
- 6.48 If Members are minded to grant planning approval it is requested that "authority to issue" the approval is given subject to the completion of a s106 agreement to secure:
- a) the provision of 3no.affordable houses
 - b) a financial contribution of £5000 to be used by the Parish Council towards the provision of children's playing facilities within the village.
 - c) a financial contribution of £39,117 towards education provision.

7. Planning History

- 7.1 In 2011 Outline Planning Permission was granted subject to a legal agreement for the erection of 14no.dwellings comprising affordable housing and housing for the elderly (reference 11/0730);
- 7.2 In 2007 planning permission was sought for the erection of 8 dwellings to meet an identified need for affordable housing within the agricultural community. The application was withdrawn by the applicant prior to determination (reference 07/0209).

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 approved documents for this Planning Permission comprise:

1. the submitted planning application form received 17th December 2012 and subsequent email from agent dated 13th February 2013;
2. the site location plan, block plan and proposed layout ground floor plans received 14th February 2013 (Drawing No. 1128-02F);
3. the proposed floor plans and elevations for plots 1,2,3,4,5,6,7,8,12,13,14 and 15 received 20th December 2012 (Drawing No.11280-04B);
4. the proposed floor plans and elevations for plots 9,10 and 11 received 10th January 2013 (Drawing No. 11280-03C);
5. the long sections and road profile received 14th February 2013 (Drawing No.11280-05);
6. the design and access statement received 17th December 2012;
7. the desk top study received 17th December 2012;
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. No development shall commence until a strip of land measuring not less than 5 metres in width (as shown on Drawing No. 11280-02F) has been incorporated as part of the domestic curtilage of Beech Cottage and a 1.8 metre high timber fence erected along the length of the new boundary. The 1.8 metre high fence should remain in perpetuity.

Reason: To safeguard the living conditions of the occupier of Beech Cottage, both during the construction phase and when the properties become occupied, in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no dormer window or roof light shall be inserted above the ground floor on the east elevations of plots 4,5,6, 7 and 8 without the prior written consent of the Local Planning Authority.

Reason: In order to protect the privacy and amenities of residents in close proximity to the site and to ensure compliance with Policy H11 of the Carlisle District Local Plan 2001-2016.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking and re-enacting that Order), no wall, fence or other means of enclosure shall be erected along the northern boundary of the site (other than those shown in any plans which form part of this application), without the approval of the Local Planning Authority.

Reason: To ensure that any form of enclosure is carried out in a co-ordinated manner in accord with Policies CP1, CP5 and H11 of the Carlisle District Local Plan 2001-2016.

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(s) have been submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

Reason: To ensure that materials to be used are acceptable and in accord with Policy CP5 of the Carlisle District Local Plan 2001-2016.

7. Notwithstanding any description of materials in the application no development shall be commenced until samples or full details of the proposed hard surface finishes to all public and private external areas within the proposed scheme have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure the materials used are acceptable and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. No development shall take place until full details of the soft landscape works within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall indicate the proposed types, species planting heights and planting densities of all trees and shrubs to be planted together with the heights and profiles of any proposed earth modelling.

Reason: To ensure that an acceptable landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

9. All works comprised in the approved details of landscaping (including the proposed hedging shown on Drawing No. 11280-02F) shall be carried out either contemporaneously with the completion of individual plots or, in the alternative, by not later than the end of the planting and seeding season following completion of the development.

Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of five years thereafter, are removed without prior written consent from the local planning authority, or die, become diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the authority may specify.

Reason: To ensure that a satisfactory landscaping scheme is implemented in accordance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

10. Before any development is commenced on the site, including site works of any description, a protective fence shall be erected around those hedges to be retained in accordance with a scheme that has been submitted to and agreed, in writing, by the Local Planning Authority. Within the areas fenced off the existing ground level shall be neither raised nor lowered, except in accordance with the approved scheme, 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 to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that adequate protection is afforded to all hedges to be retained on site in support of Policy CP5 of the Carlisle District Local Plan 2001-2016.

11. No development shall commence until a method statement for any work within the root protection area of those hedges to be retained has been submitted to and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved statement.

Reason: In order to ensure that adequate protection is afforded to all hedges to be retained on site in support of Policy CP5 of the Carlisle District Local Plan 2001-2016.

12. Following completion of construction works and removal of site machinery and materials, protective fencing may be dismantled to permit ground preparation and cultivation works, if required, adjacent to the hedges. Any such ground preparation and cultivation works shall be carried out by hand, taking care not to damage any roots encountered.

Reason: To protect the hedges during development works in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

13. No site clearance or works to hedges shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect nesting birds in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

14. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours and 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants in accordance with

Policy CP6 of the Carlisle District Local Plan 2001-2016.

15. No development approved by this permission shall be commenced until full details of the foul and surface water drainage works (including any associated pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans. No part of the development shall be occupied until the drainage scheme has been constructed in accordance with the approved details. For the avoidance of doubt, neither surface water, land drainage nor highway drainage shall connect into the public sewerage system (directly or indirectly).

Reason: To ensure that adequate means of foul and surface water disposal and to prevent increased risk of flooding in accordance with Policies CP10 and CP12 of the Carlisle District Local Plan 2001-2016.

16. No dwelling shall be occupied until its foul drainage system is connected to a public sewer.

Reason: To ensure that adequate drainage facilities are available and to ensure compliance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the condition above, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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

18. The bungalow hereby approved on plot 4 shall only be occupied by persons where at least one member of the household is aged 55 years or over (the qualifying age) save that such restriction shall not apply to the continued occupation of the dwelling by a surviving spouse, partner or member of the household under the qualifying age after the death of the member of the household who was of the qualifying age.

Reason: To ensure that the proposed bungalow on plot 4 is occupied by suitable persons.

19. The shared access way shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

20. Full details of a sustainable surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management. To support Local Transport Plan Policies LD7 and LD8.

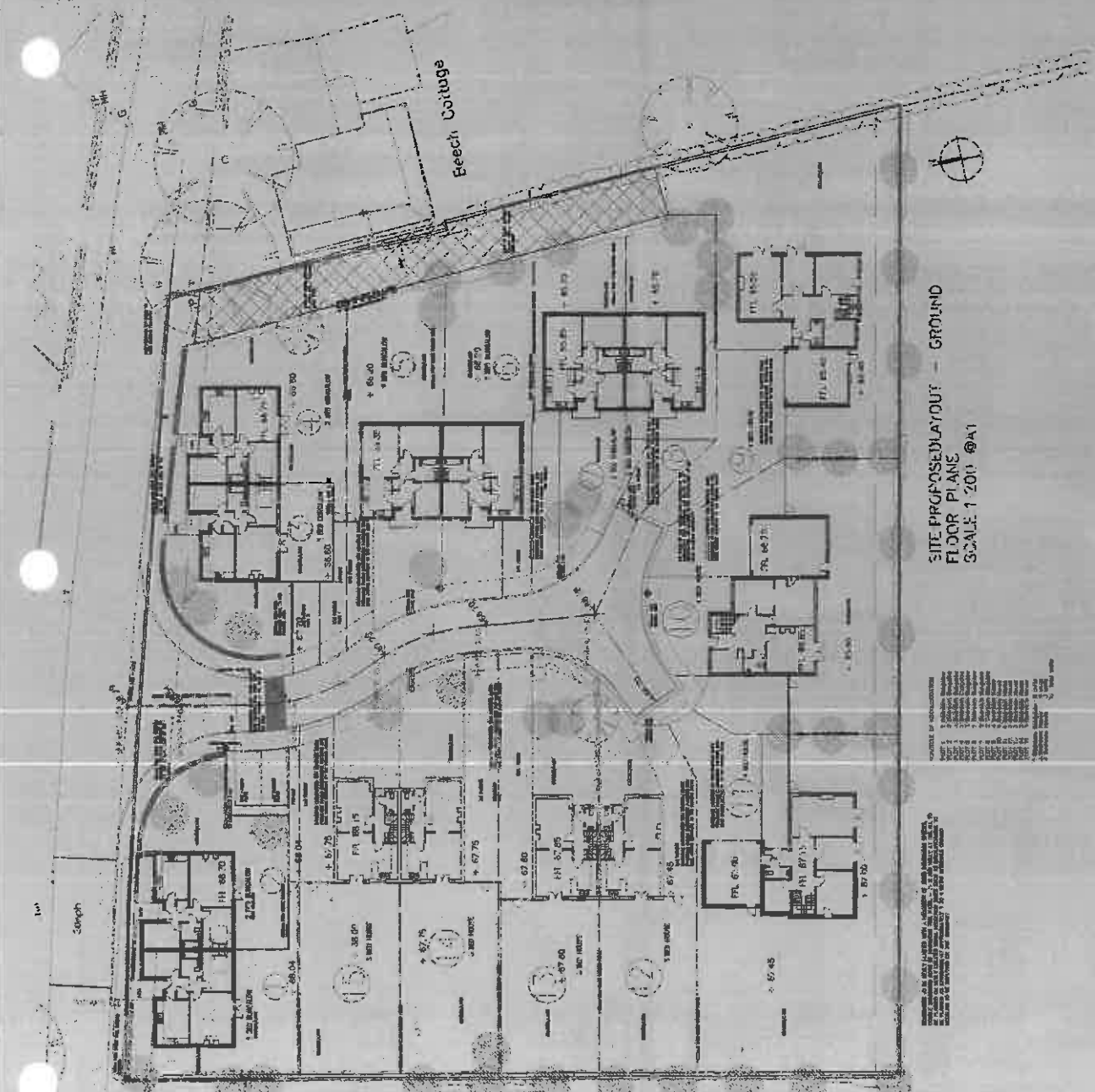
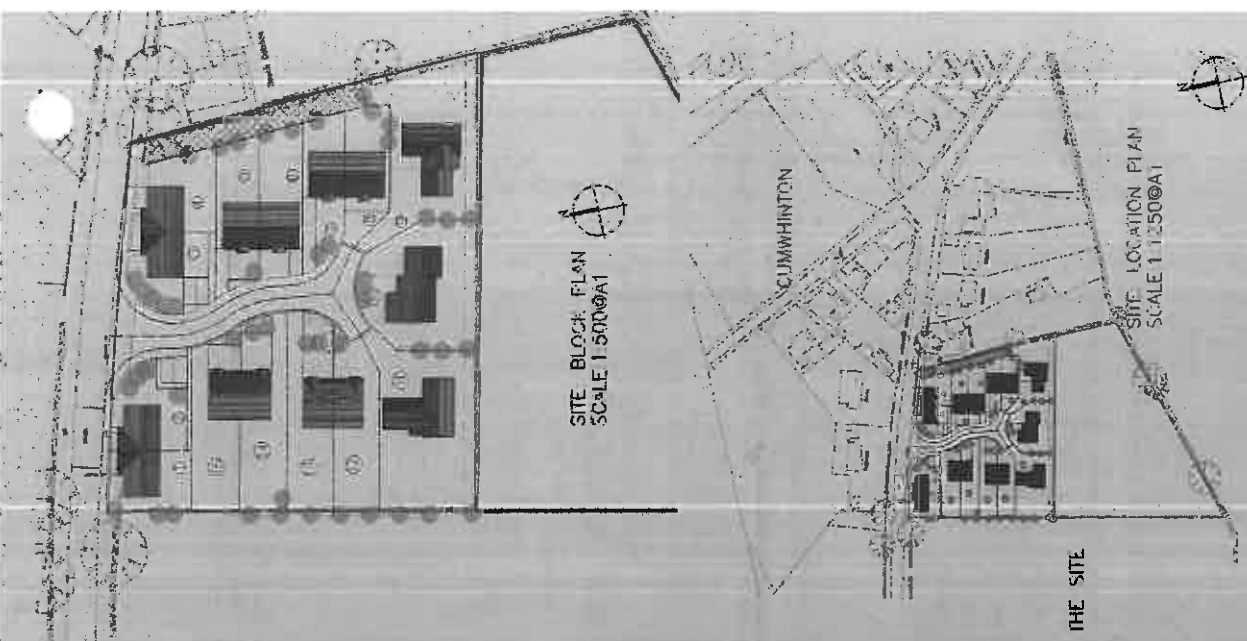
21. The access and parking/turning requirements, shown on the plan, shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway. Once complete they shall be retained capable of use thereafter and shall not be altered without the prior consent of the Local Planning Authority.

Reason: The carrying out of building works without the provision of these facilities is likely to lead to inconvenience and danger to road users/ Retention of the facilities ensures an appropriate standard of parking and access for as long as the use continues.

22. Before any development takes place, a plan shall be submitted for approval by the Local Planning Authority, reserving adequate land for the storage of materials, site messing and offices and the parking of vehicles & plant, engaged in construction operations associated with the development hereby approved, and these facilities shall be used for or be kept available for these purposes at all times until completion of the constructional works.

Reason: The carrying out of this development without the provision of

these facilities during the constructional work is likely to lead to inconvenience and danger to road users. To support Local Transport Policies: LD8.

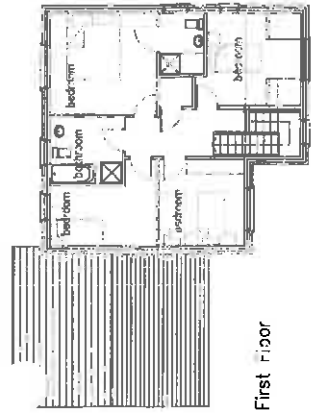


SITE PROPOSED LAYOUT - GROUND FLOOR PLANS SCALE 1:200 @A1

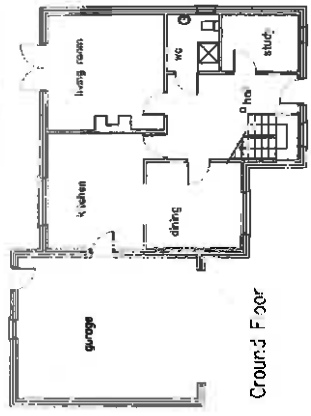
NOTES TO BE READ IN CONNECTION WITH THE SITE PROPOSED LAYOUT - GROUND FLOOR PLANS SCALE 1:200 @A1

Brian F. Child, RIBA, Architect
 PROJECT: Cumwhinton Site
 DRAWING: Proposed Site Layout
 SCALE: 1:200 @A1

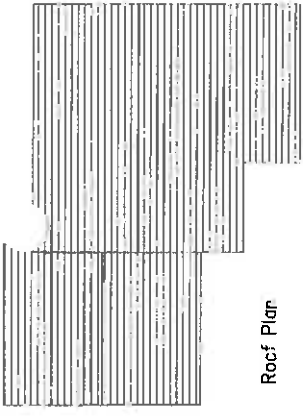
REVISIONS



First Floor



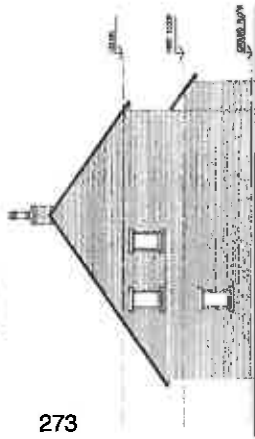
Ground Floor



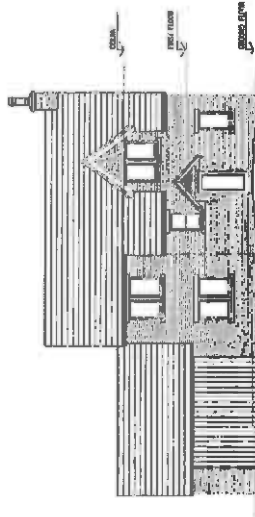
Roof Plan

DETAILS OF ACCOMMODATION
 1st Floor: 3 Bedrooms, 1 Bathroom, 1 Living Room, 1 Dining Room, 1 Kitchen, 1 Study, 1 Garage
 2nd Floor: 3 Bedrooms, 1 Bathroom, 1 Living Room, 1 Dining Room, 1 Kitchen, 1 Study, 1 Garage
 3rd Floor: 3 Bedrooms, 1 Bathroom, 1 Living Room, 1 Dining Room, 1 Kitchen, 1 Study, 1 Garage

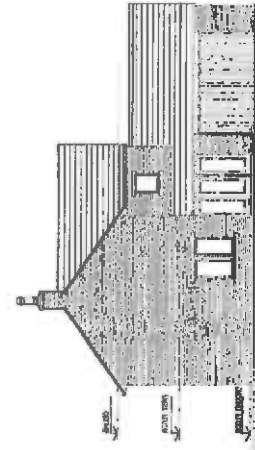
PLOT 10



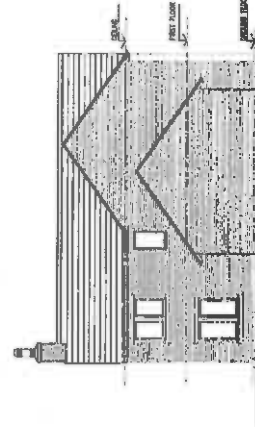
Right Gable



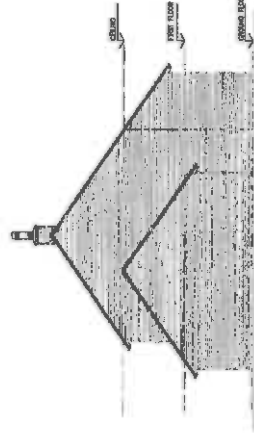
Front Elevation



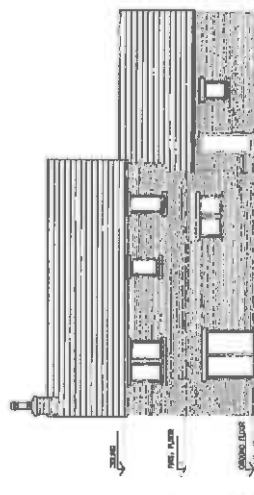
Front Elevation



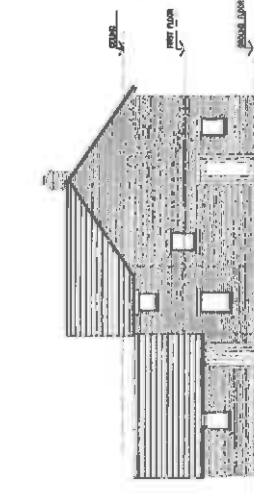
Left Gable



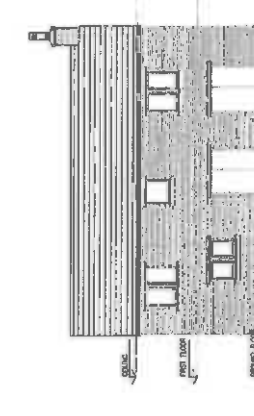
Left Gable



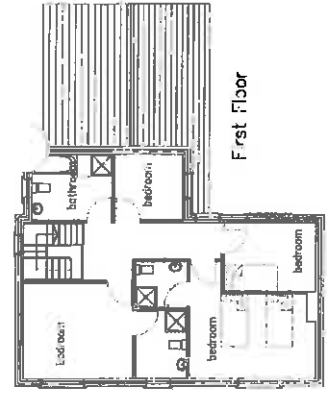
Rear Elevation



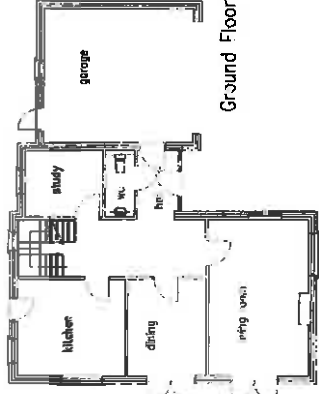
Rear Elevation



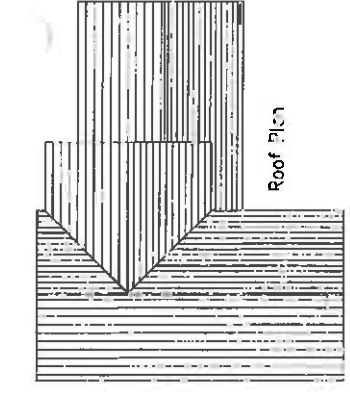
Right Gable



First Floor



Ground Floor



Roof Plan

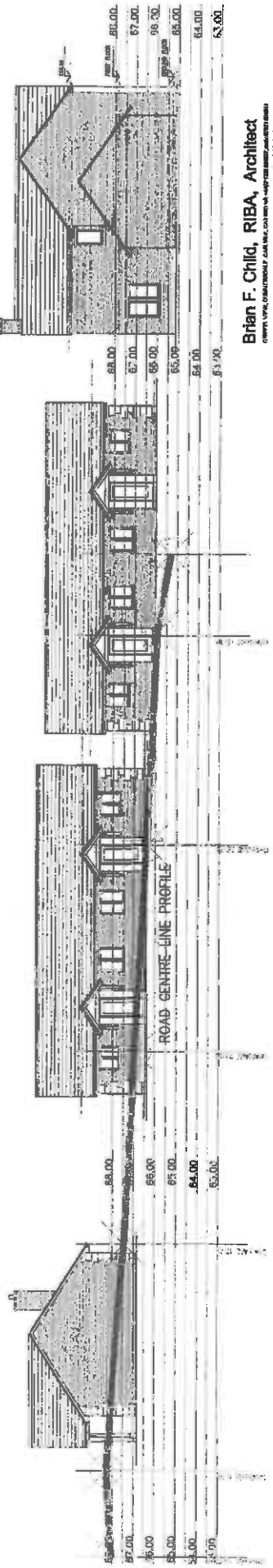
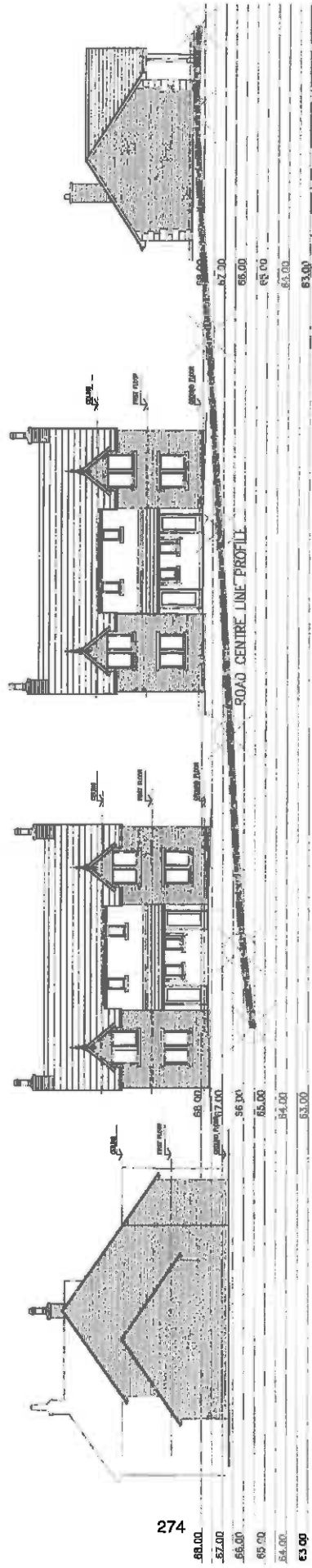
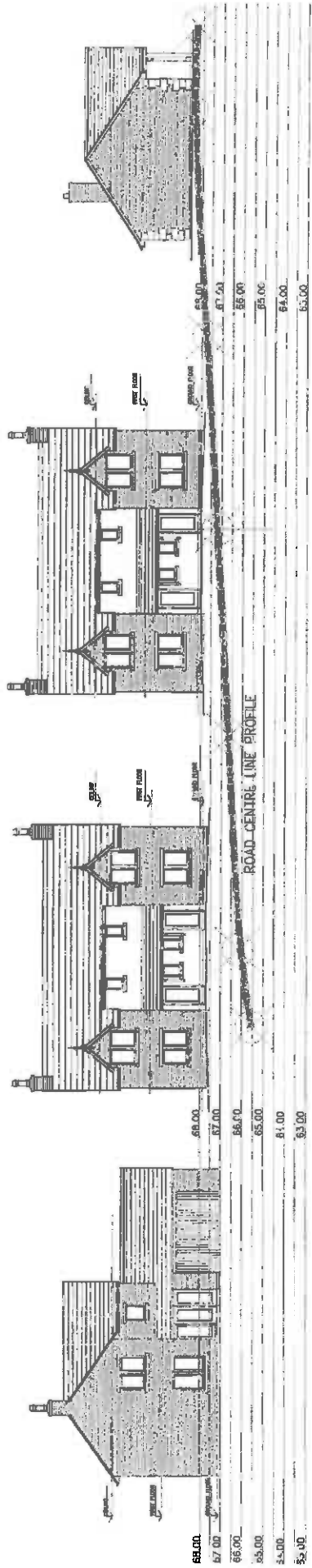
DETAILS OF ACCOMMODATION
 1st Floor: 3 Bedrooms, 1 Bathroom, 1 Living Room, 1 Dining Room, 1 Kitchen, 1 Study, 1 Garage
 2nd Floor: 3 Bedrooms, 1 Bathroom, 1 Living Room, 1 Dining Room, 1 Kitchen, 1 Study, 1 Garage
 3rd Floor: 3 Bedrooms, 1 Bathroom, 1 Living Room, 1 Dining Room, 1 Kitchen, 1 Study, 1 Garage

PLOTS 9, 11

Right Gable
 Brian F. Child, RIBA, Architect
 PROJECT NO: 10000041 DATE: 11/12/12 DRAWN BY: [Name]

Project: Cumnor Hill Site
 A.P. and J. Brown Ltd
 Proposed House types
 Plans and Elevations
 Scale: 1:1000/41 Date: 11/12/12 Drawn By: [Name] Number: 11280-030

14 FEB 2005



Brian F. Child, RIBA, Architect
CHILDF. CHILD & BROWN ARCHITECTS

Project Cumwhinton Site
 Drawing A.P. and J Brown Ltd
 Long Sections
 Road Profile
 Scale: 1:1000 A1 Date: 05/11/04 Drawn by: Number: 1280_05

Revisions

SCHEDULE A: Applications with Recommendation

12/0447

Item No: 11

Date of Committee: 08/03/2013

Appn Ref No:
12/0447

Applicant:
Mr Noble

Parish:
Brampton

Date of Receipt:
21/05/2012 13:00:30

Agent:
Tsada Building Design
Services

Ward:
Brampton

Location:

Land To Rear 10 Longtown Road, Brampton, CA8
1SJ

Proposal: Conversion Of Garage And Loft Storage To Dwelling And Garage

REPORT

Case Officer: Shona Taylor

1. Recommendation

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

2. Main Issues

- 2.1 Whether the principle of the proposed development is acceptable.
- 2.2 Whether the scale, layout and design of the development is acceptable.
- 2.3 The impact of the proposal on the living conditions of neighbouring residents.
- 2.4 Highway matters.

3. Application Details

The Site

- 3.1 This application seeks full planning permission for the conversion of two garages and first floor storage to a two bedroom dwelling house with a garage.
- 3.2 The site is situated within the Brampton Conservation Area and the surroundings to the application site are predominantly residential.

Proposal

- 3.3 The applicant proposes to convert the building, which has previously been identified as garages but are used as storage by the applicant.
- 3.4 The existing building is constructed from brick walls with a slate roof. The property is set back from the road and as such does not appear obtrusive nor dominant in the street scene.
- 3.5 The conversion involves the bricking up of one of the garage doors and its replacement with two windows. There will also be the introduction of a new door and window at ground floor, a landing window at first floor and two velux rooflights. These windows and doors would be finished in upvc, and the roof would be slate.
- 3.6 It is proposed to discharge foul drainage to the public sewer and surface water to the existing surface water drainage system.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to ten neighbouring properties. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Cumbria County Council - Highway Authority: - no objections to the proposal;
Brampton Parish Council: - no objections;
Northern Gas Networks: - no response received;
Carlisle Airport: - no response received;
Conservation Area Advisory Committee: - raised questions as to whether the building was of a quality to be converted and they considered that the design could have better contributed to the appearance of the Conservation Area.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP5, CP6, CP11, LE19, H1 and T1 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposals raise the following planning issues:
1. Whether The Principle Of The Proposed Development Is Acceptable.
- 6.3 The application site lies within the settlement boundary of Brampton, which is identified as a Key Service Centre by Policy H1 of the Local Plan. As such the

principle of residential accommodation is acceptable, subject to compliance with the criteria identified in Policy H1 and other relevant policies contained within the Local Plan.

2. Whether The Scale, Layout And Design Of The Development Is Acceptable.

6.4 The Conservation Area Committee raised concerns that the existing building was of such poor quality that it did not justify conversion and that a well-designed new structure would be preferable. They felt that a more thought through design could have contributed to the appearance of the Brampton Conservation Area, for example, through better materials and detailing.

6.5 Further to these comments, amended plans were received, lowering the landing window, and altering the front elevation from one large ground floor window to two smaller ones. Regarding the materials, it is considered that it would not be appropriate to ask the applicant to use wooden windows as the surrounding development features upvc windows.

3. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents.

6.6 The majority of the neighbouring properties are positioned sufficient distance away or orientated in such a way not to be directly affected as a result of loss of light, loss of privacy or overdominance. No objections to the proposal have been received from neighbouring properties.

4. Highway Matters

6.7 As the mews court layout is not adopted highway, the Highway Authority's concerns would relate only to the intensification of use of the access off the A6071, which in this instance they considered to be negligible, and have confirmed that they have raised no objections to the proposal.

Conclusion

6.8 In overall terms, the principle of the proposed development is acceptable. The proposed dwelling can be accommodated on the site without detriment to the living conditions of the neighbouring properties or the character/setting of the Brampton Conservation Area. In all aspects the proposal is compliant with the objectives of the Carlisle District Local Plan 2001-2016.

7. Planning History

7.1 This application has various planning history relating to the development of this site, however, none is directly relevant to this application.

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 approved documents for this Planning Permission comprise:

1. the submitted planning application form;
2. the plans (drawing number 6/5/2012/1A) received 13th February 2013;
3. the flood risk assessment received 22nd May 2012;
4. The design and access statement received 22nd May 2012;
5. the Notice of Decision; and
6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

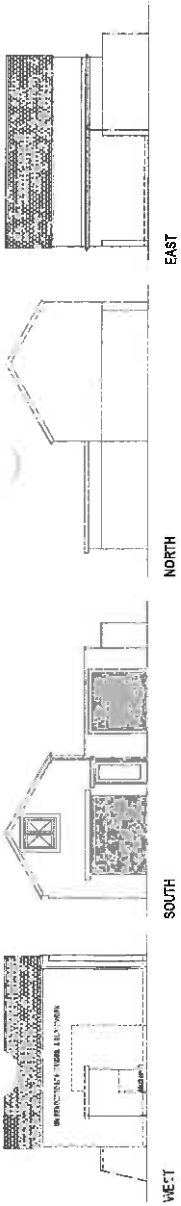
Reason: To define the permission.

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.

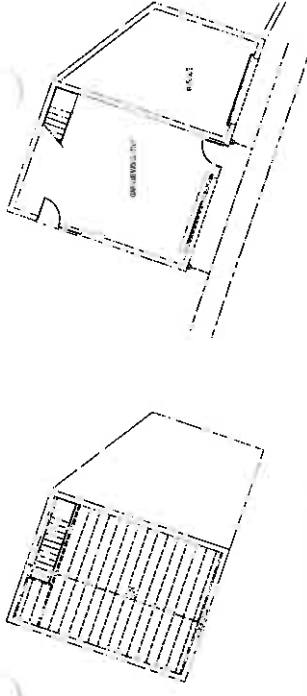
Reason: To ensure the objectives of Policy CP5 of the Carlisle District Local Plan are met and to ensure a satisfactory external appearance for the completed development.

4. The garage hereby permitted shall not be used except for private and domestic purposes and shall at no time be used for any commercial or business purposes whatsoever.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality and to ensure compliance with Policy CP5 of the Carlisle District Local Plan.

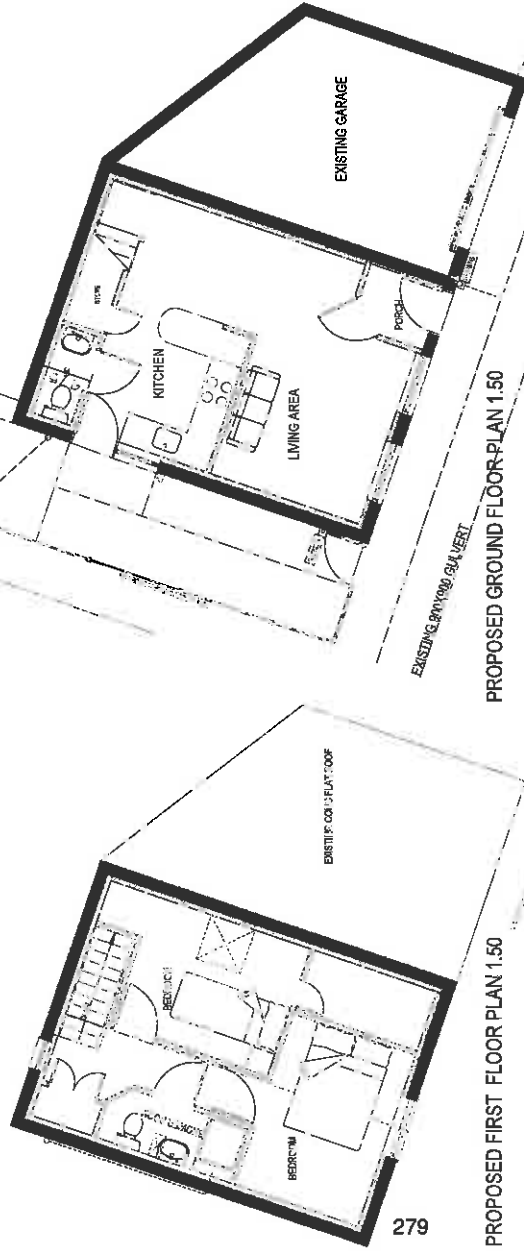


AS EXISTING ELEVATION 1:100



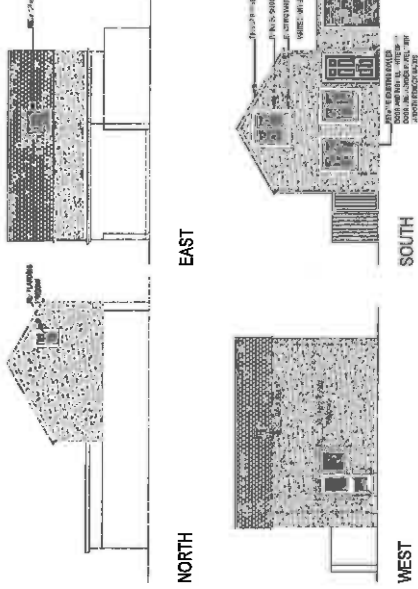
EXISTING FIRST FLOOR PLAN 1:100

EXISTING GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:50

PROPOSED GROUND FLOOR PLAN 1:50



NORTH

WEST

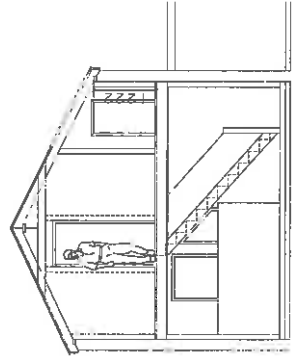
EAST

SOUTH

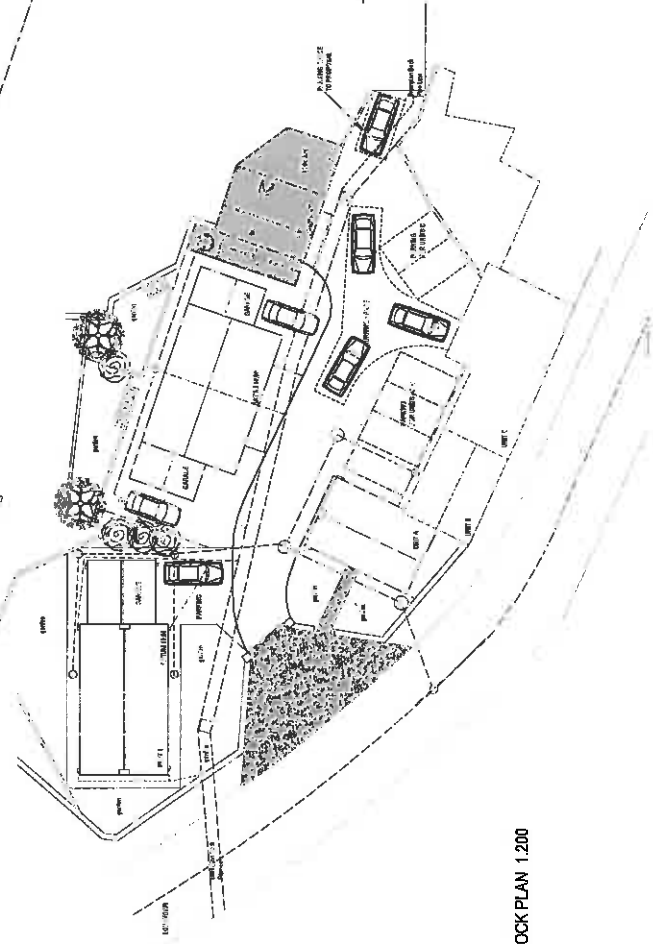
AS EXISTING ELEVATION 1:100



LOCATION PLAN 1:1250



GENERAL SECTION THROUGH BUILDING 1:50



BLOCK PLAN 1:200

TSADA BUILDING DESIGN SERVICES

Craft Road - Newtownards, Carrickfergus, Co. Down, Northern Ireland
Telephone: 01228 511807

Job title
PROPOSED CONVERSION OF WORKSHOP AND GARAGE INTO 2 BED DWELLING WITH GARAGE AT SHIPLEY YARD, LONGTOWN ROAD, BRAMPTON

Client
MESSRS NOBLE SHIPLEY YARD BRAMPTON

Drawn by
WIRFAULDER

Date
12/4/2005

Amendments
A 12/1/05

Scale
AS SHOWN RA1

Drawn No.
616/2012/TA

SCHEDULE A: Applications with Recommendation

12/0845

Item No: 12

Date of Committee: 08/03/2013

Appn Ref No:
12/0845

Applicant:
Mr & Mrs S Nelson

Parish:
Stanwix Rural

Date of Receipt:
15/10/2012

Agent:
Ian Pick Associates Ltd

Ward:
Stanwix Rural

Location:
Greenfield Farm, The Green, Houghton, Carlisle,
CA3 0LP

Proposal: Change Of Use Of Land To Permit The Storage Of 20 Touring Caravans

REPORT

Case Officer: Shona Taylor

1. Recommendation

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

2. Main Issues

- 2.1 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
2.2 The Impact Of The Proposal On The Character Of The Area
2.3 The Impact Upon The Highway
2.4 Other Matters

3. Application Details

The Site

- 3.1 The application site is located immediately to the rear of 6-8 The Green. With the exception of these properties, located adjacent to the northern boundary, the site is surrounded entirely by open countryside.
- 3.2 The application site comprises the residential property of Greenfield Farm; a storage building and an 11.5 acre field, together with another dwelling, which was approved under application 06/0090. The vehicular access to the site is

obtained via The Green.

- 3.3 The site is currently used for recreational purposes associated with 'horsiculture' together with the keeping of cattle for agricultural purposes. The site subject to this application is an area of existing hardstanding to the rear of the two dwellings, and adjacent to the storage building.

The Proposal

- 3.4 This application seeks approval for a change of use of an existing area of hardstanding to a caravan storage site for up to 20 touring caravans. Vehicular access is provided to the north of the site, adjacent to Number 8 The Green, with its boundaries being made up of hedging along the track with trees shielding the eastern boundary of the site itself.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to seven neighbouring properties. In response three letters of objection have been received along with five standard letters which have been signed by different individuals as well as a representation from the Ward Councillors. The grounds of objection are summarised as;

1. There is no clear reason for the storage, is it just an extension for the travelling community to live here?
2. The road leading to this farm is inadequate and an increase in traffic will only lead to more potholes;
3. The access is a narrow farm lane that already carries a number of cars both for private and business use, also, there are regular numbers of horses and riders;
4. The surface of the lane up to South View passes Greenfield and is very lightly constructed, there is also a blind turn of over 90 degrees onto the lane between numbers 8 and 9 The Green;
5. The lane is not adopted by the Council, so who would be responsible for the upkeep of the lane surface?
6. There are already large storage sites for caravans at Low Harker and at Greenacres, all easily accessible, why should there be another site in the village area?
7. The proposal will have a detrimental impact upon residential amenities, it is inappropriate and unsympathetic to the appearance and character of the local environment;
8. Overuse of the path will cause potholes, collapsed drains and flooding of the lane; the lane is already subject to flash flooding;
9. The proposal will cause a lack of privacy to neighbouring properties, where most disruption will happen on weekends, when working people want the opportunity to enjoy their own property and garden in peace;
10. Granting this application will breach our human rights in respect of allowing us peaceful enjoyment of our home and property;
11. The caravans will not only be brought in for the winter but owners will access the site to maintain and clean their caravans many times a year;

12. Have **serious** concerns about the safety of pedestrians, cyclists, horse riders, young children on scooters and children playing in the lane;
13. There is no mention of any opening hours for this business, will owners be able to bring there caravans at all hours of the day and night?
14. The location and shape of the proposed storage site will create unacceptable internal circulation and traffic, leading to excessive noise and creating hazards;
15. Ownership of the access lane is unclear;
16. Storing the proposed number of caravans on site is a fire hazard;
17. There is no mention of waste discharging facilities, modern caravans have toilet facilities on board which will need discharging and cleaning;
18. The property has no entrance gate, neither is controlled access in existence, this will raise security issues;
19. There are other facilities for this type of venture already operating in the area which can cope with any additional demand, in much more suitable areas.
20. Will there be any future expansion of the business?

5. Summary of Consultation Responses

Cumbria County Council - Highways & Transportation: - no objections to the proposal, however, the public right of way must not be obstructed at any time;
 Stanwix Rural Parish Council: - object to the proposal
 Ramblers Association: - no response received;
 Cumbria County Council - Highway Authority - Footpaths: - the footpath must be maintained at a width of 1.8m and no additional gates/stiles mst be installed unless required for livestock control, and these must be approved by the highway authority;
 Green Spaces: - no comments.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed **are** Policies DP1, CP5, CP6, LC8 and T1 of the Carlisle District Local Plan 2001-2016. The National Planning Policy Framework (NPPF) which was adopted 27th March 2012 is also a material planning consideration in the determination of this application. The proposal raises the following planning issues:

1. Impact Of The Proposal On The Character Of The Area

- 6.2 When considering this application Members should note that the site is located on an existing area of hardstanding, to the rear of the existing dwellings and outbuildings on the site. The proposed caravans will be sited within the existing enclosed site, approximately 55 metres to the rear of the nearest properties.
- 6.3 As such, as the proposal would be located to the rear of an extensive site, well related to existing buildings and partially screened from view by a belt of

landscaping to the east, and hedging and fences to the north, therefore, it is considered that it would not be detrimental to the character of the area.

2. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.4 There have been a number of objections raised against this proposal. Many of these relate to the impact upon the highway network and the inadequacy of the access, but also to the proposal having a detrimental impact upon residential amenities, drainage, loss of privacy, health and safety and security.
- 6.5 The site itself will be largely screened from the properties on The Green by the existing dwellings and associated buildings, along with the hedging and boundary fences. It is not considered that this proposal would impact upon the living conditions of the occupiers through unacceptable overlooking or noise as it would be over 50 metres away.
- 6.6 In terms of the impact of the caravans travelling past the properties on the green in order to gain access to the site the agent has confirmed that due to the nature of the modern caravan industry, it is anticipated that at least 50% of the users of the site will utilise seasonal pitches for the March to October caravan season, with the caravans taken from Greenfield Farm in March and returned in October. Over the course of the year the estimated traffic generation is considered to be 165 return trips per annum (3.1 per week). This is not considered to be at such a level to cause an unacceptable impact upon the occupiers of the neighbouring properties in terms of traffic generation, noise or loss of privacy.
- 6.7 In overall terms it is considered that the proposal would not have an adverse impact on the character of the area nor the living conditions of adjacent properties by unreasonable overlooking or noise. In all aspects the proposal is considered to be compliant with the objectives of the relevant adopted and emerging Development Plan policies.

3. The Impact Upon The Highway

- 6.8 The Highway Authority has raised no objections to the proposal, subject to the footpath not being obstructed during or after the completion of the development. They have stated that whilst the adopted public highway ends at approximately 6 The Green, the access track to the development site forms part of Public Right Of Way 132010. The surface of this PRoW must be maintained in good condition, free of potholes, in accordance with standards set by the Local Planning Authority.

4. Other Matters

- 6.7 Several neighbouring properties along with the Parish Council have raised questions regarding the servicing/cleaning of caravans whilst in storage, along with the servicing and emptying of the toilets relating to storage and disposal of waste. This information has been requested from the applicants

agent and it is anticipated that it will be received in time to be reported to the Committee Members.

Conclusion

- 6.8 Overall it is considered that the proposed caravan storage site will not appear intrinsically out of place or scale in the surrounding landscape. The proposed site is located to the rear of the existing properties and associated outbuildings, approximately 55 metres to the rear of the nearest properties on The Green. The Highway Authority have raised no objections to the proposal. In such circumstances, it is considered that the proposal will not cause unacceptable harm to the living conditions of neighbouring residents. On this basis, the proposal is recommended for approval.

7. Planning History

- 7.1 Permission was granted for a change of use of land to mixed use and erection of storage shed (retrospective) 06/1295;
- 7.2 Permission was granted for demolition of disused stables and erection of 1no. 4no. bedroom bungalow with double garage 06/0090;
- 7.3 Permission was granted for conversion of disused stables to form one detached 2no. bedroomed dwelling 02/0076.

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 approved documents for this Planning Permission comprise:

1. the submitted planning application form;
2. the site plan received 11th October 2012;
3. the location plan received 15th October 2012;
4. the accompanying letter received 11th October 2012;
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 premises shall be used for the storage of touring caravans and for no other purpose.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality occupiers in accordance with Policy DP1 and CP6 of the Carlisle District Local Plan 2001-2016.

4. This permission shall not be exercised by any person other than Mr and Mrs S Nelson.

Reason: In order to safeguard the amenity of the character of the locality in accordance with the objectives of Policy DP1 and CP5 of the Carlisle District Local Plan 2001-2016.

5. There shall be no interference with the public's right of way over Public Footpath No. 132010 at any time during or after construction.

Reason: In order to prevent any obstruction to a public right of way in accordance with Policy CP1 of the Carlisle District Local Plan 2001-2016.

6. The proposed caravan storage area shall not be open for business except between 0800 hours and 2000 hours on Mondays-Sundays.

Reason: To prevent disturbance to nearby residential occupiers and in accord with Policy CP6 of the Carlisle District Local Plan 2001-2016.

7. No static caravans shall be stationed within the site without the prior permission of the Local Planning Authority.

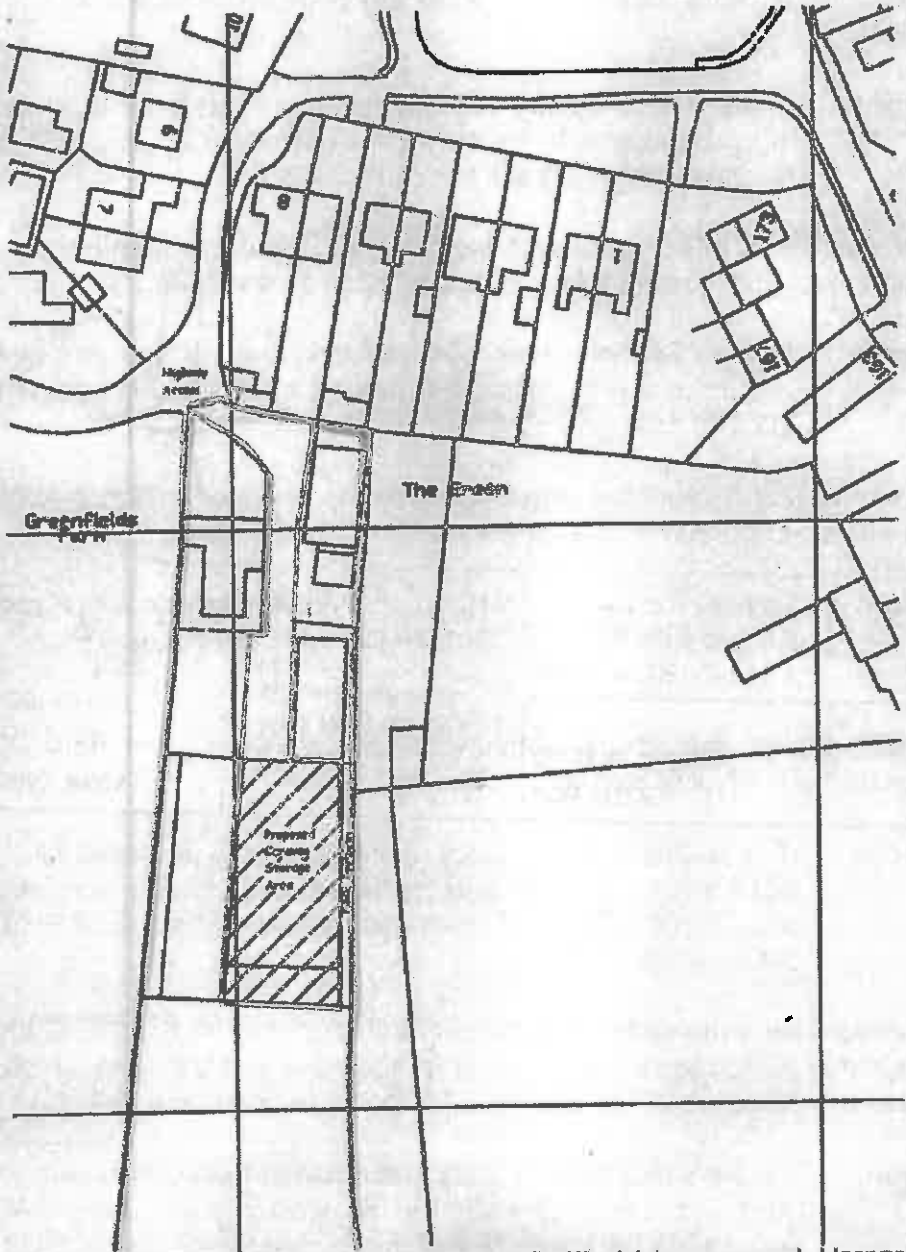
Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality occupiers in accordance with Policy DP1 and CP6 of the Carlisle District Local Plan 2001-2016.

8. No hiring, sales or human occupation of caravans shall take place within the storage area, which shall only be used for the storing of touring caravans with any maintenance of the caravans limited to cleaning and valeting.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality occupiers in accordance with Policy DP1 and CP6 of the Carlisle District Local Plan 2001-2016.



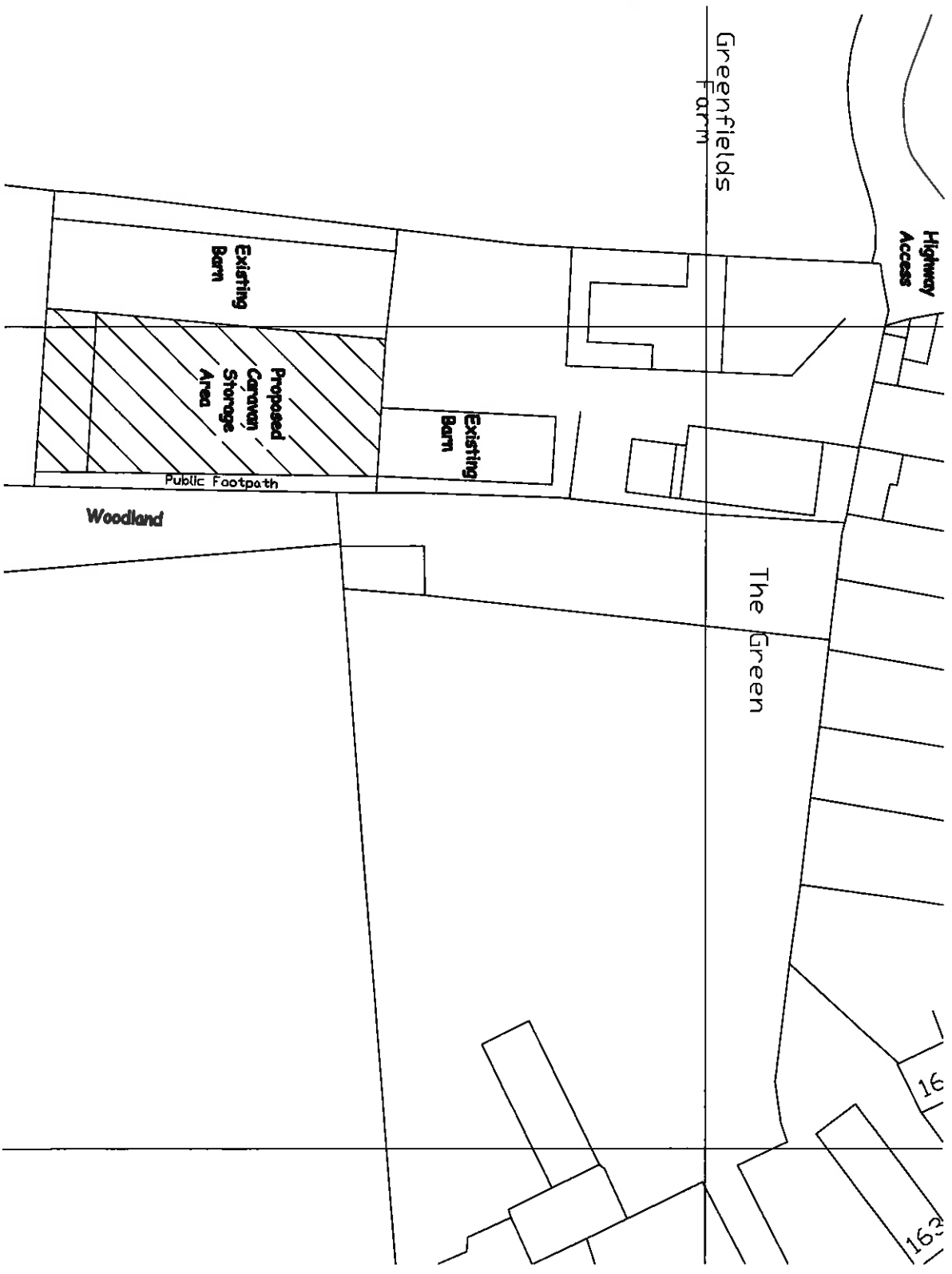
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|--|--|-------------------------------------|--------------------------------|------------------------|
| Ian Pick BSc (Hons) MRICS Llewellyn House Middle Street Kettlewell Driffield East Yorkshire YO25 4RL Tel/Fax (01262) 421007 Mobile 07702914950 | CLIENT Mr & Mrs Nelson Greenfield Farm Houghton Carlisle CA3 0LP | JOB TITLE Caravan Storage | SCALE 1:1250 | Rev - |
| | | DWG. TITLE Location Plan | DWG. NUMBER IP/SN/01 | DATE Oct 1.. |





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|  Tan Pick Associates Ian Pick Bsc (Hons) MRICS 28 Llandrin House Middle Street Kilham Dorset DT25 4PL Tel/Fax (01282) 431807 Mobile 07702814450 | |
| CLIENT Mr & Mrs Nelson Greenfield Farm Houghton Curle CAS OLP | |
| JOB TITLE Caravan Storage | |
| DWG. TITLE Site Plan | |
| SCALE 1:300 | DRN-IP |
| REVISION | |
| DWG. NUMBER IPIPSW02 | DATE Oct 12 |

SCHEDULE A: Applications with Recommendation

13/0034

Item No: 13

Date of Committee: 08/03/2013

Appn Ref No:
13/0034

Applicant:
Mr & Mrs S Miller

Parish:
Castle Carrock

Date of Receipt:
17/01/2013

Agent:
Taylor & Hardy

Ward:
Great Corby & Geltsdale

Location:

Part OS Field No.0770, Castle Carrock, Cumbria

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

REPORT

Case Officer: Stephen Daniel

1. Recommendation

1.1 It is recommended that this application is refused.

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Scale & Design Would Be Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Dwellings
- 2.4 Highway Matters

3. Application Details

The Site

3.1 This application is seeking outline planning permission for the erection of a dwelling on part of OS field no. 0770, Castle Carrock. The application site lies in the south-east corner of a field and is enclosed by hedgerows and a number of trees. A track, which is designated as a public footpath, runs along the southern side of the site and a field gate provides access from this to the site. A field lies to the south of the track, with a field also adjoining the site to the east, beyond which lies a large detached dwelling, which fronts onto the B6413.

Background

3.2 In October 2012, outline planning permission was refused for the erection of a dwelling on this site (12/0704) for the following reasons:

1. The application site lies outside the settlement boundary of Castle Carrock and is separated from the edge of the village by a field. It is physically and visibly separated from the built form of the settlement and intrudes into the open countryside. 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 have put been forward by the applicant that would justify a new dwelling in this location. The proposal is, therefore, contrary to Criterion 1 of Policy H1 of the Carlisle District Local Plan 2001-2016 and Paragraph 55 of the National Planning Policy Framework and does not comply with the Interim Housing Policy (May 2012).

2. The Cumbria Landscape Strategy (CLS) identifies that the site lies within an area of 'sandy knolls and ridges'. The sensitive characteristics or features include traditional vernacular villages which are sensitive to unsympathetic expansion. The CLS states that small scale development should be carefully sited and landscaped to exploit the natural potential for visual containment. This site is not visually contained and the erection of a dwelling on this site would, therefore, have an adverse impact on the character of the area. The urbanisation of the access track to bring it up to adoptable standard was also have an adverse impact on the rural character of the area. The proposal is, therefore, contrary to Criterion 2 of Policy CP5 of the Carlisle District Local Plan 2001-2016.

The Proposal

3.3 The proposal is seeking outline planning permission (with all matters reserved) for the erection of one dwelling. The illustrative site plan/ illustrative sketch, which accompany the application, show a large detached dwelling with a double garage. The Design & Access Statement makes reference to a two-storey family home with a ground floor footprint in the order of 152 sq m and a ridge height of between 7.5m and 8m. The double garage would measure 6m by 6.5m and would be single-storey with a pitched roof.

3.4 The dwelling would provide accommodation for a local family, Mr & Mrs Miller and their three children. They currently live in a property associated with the nearby family farm, which is required to be used in the near future by Mr Miller's father, who is reducing his farming activities and intends to retire into the property that they currently occupy.

3.5 The application is accompanied by a Landscape and Visual Assessment. This includes some landscape design ideas which are intended to make the proposal more acceptable and make it fit better into the village. Suggestions include: strengthening existing hedgerows around the site and plant

hedgerow trees; plant garden boundaries with locally appropriate hedgerows and trees; plant additional trees in the south-eastern corner of the site; to leave the track unimproved; and to design the dwelling to be appropriate with the setting.

4. Summary of Representations

4.1 This application has been advertised by means of site and press notices as well as notification letters sent to two neighbouring properties. Thirteen letters of support and three letters of objections have been received.

4.2 The letters of support make the following points:

- the applicants have lived in this area all of their lives and want to stay in this area;
- the Miller family are very well known locally and have lived and worked in the area for generations;
- to be able to keep local people living within a village environment is essential for the way village life operates;
- it is a good thing that a young family want to stay and build a family house in their local area;
- often in small villages children move away to higher education or into cheaper homes in the cities to find work and they don't return due to work commitments or the cost of housing;
- the applicants have three young children and are keen to bring them up in Castle Carrock and send them to the local school, which would help maintain its viability;
- the village has a school and local amenities and this would be advantageous to the family;
- there is a shortage of good sized family houses in the village.

4.3 The letters of objection make the following points:

- most of the letters of support have been written by friends of the applicant who appear to have no direct connection with Castle Carrock and should be given little, if any, weight;
- the site lies outside the settlement boundary, in the AONB and intrudes into the open countryside and is contrary to Policy H1 of the adopted Local Plan;
- the site is not visually contained and will not complement the existing character of the area and will certainly adversely affect the amenity of the area;
- the proposal would adversely affect the privacy of the occupiers of 2 The

Courtyard and is an unneighbourly development;

- the policy replicates an earlier application which was refused - a local occupancy condition is now advanced there appears to be no hard evidence to support a demonstrable need and, therefore, an exception to policy;
- the track which will serve the site is a public footpath - it is difficult, if not impossible, to achieve a satisfactory means of access without compromising the rights of the public at large;
- the access lane is already over used by large vehicles causing irreparable damage to the lane and retaining walls - significant and permanent reinforcement would be necessary from the main road to the plot;
- if this application is permitted it will be virtually impossible to resist other applications on sites off the lane or track - this site would create an undesirable precedent.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - has grave concerns over this application as it is some way along a track which is a Public Footpath 110001, the junction of this track with the public highway by Townhead Farm now serves a house on the north side of the junction and is the access to Townhead Farm, which is no longer a Farm and has various Consents for Barn conversions and 2 detached dwellings on the south side of the track. Concerned the proposal will also give rise to further ribbon development beyond the natural limits of the village; if there is to be such development it should be done in a controlled and comprehensive way, thus to my mind the application should be refused. Bearing in mind other recent event it should be demonstrated by the Applicant that they are in control of the land to allow a satisfactory means of access to be achieved, if this involves proprietors other than themselves then written undertakings should be sought that they would be in agreement with the upgrading of the Public Footpath to Highway. Suggested conditions if the application is approved;

Castle Carrock Parish Council: - this application is identical in all but a very few minor points of altered landscaping, to application 12/0704, which was refused permission by Carlisle City Council. As stated in the original objection, the Parish Council is in the process of consulting with the electorate on the issues of planning in conjunction with Carlisle City Council and is putting together a 'Local Plan' which will indicate the feelings of the electorate on these matters, and which will outline sites which might be suitable for future development. It is therefore inappropriate at this time to apply for permission to build outside the current village envelope whilst this process is on-going . This application does not fit in with the Draft Interim Planning Policy Statement for New Housing Development in Carlisle and the reasons for refusal of the earlier application reflect this. Also feel that it is highly unlikely that development could be achieved sensitively or sympathetically in this setting as further screening would inevitably destroy the open landscape character which the Council you rightly

identified as requiring protection in original refusal of application 12/0704. As before, the Parish Council would like to note that highway access would be a problem due to dips in the road to the left, and you can't see to the right when exiting the lonning. The Parish Council would hope, given the fact that this application has already been refused, that the City Council will find no reason to grant permission in this instance;

Local Environment - Environmental Protection: - no objections, subject to conditions;

Carlisle Airport: - no objections;

Cumbria County Council - (Highway Authority - Footpaths): - comments awaited;

Ramblers Association: - comments awaited;

Local Environment-Neighbourhoods & Green Spaces, Countryside Officer - Rights of Way - Rural Area: - comments awaited;

United Utilities: - no objections. Surface water should discharge to a soakaway/ watercourse/ surface water drain.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, DP10, H1, CP3, CP5, CP12 and T1 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Whether The Proposal Is Acceptable In Principle
- 6.2 The site lies outside the settlement boundary of Castle Carrock and is separated from the edge of the village by a field. It is physically and visibly separated from the built form of the settlement, is not well related to the built form of the village and it would, therefore, form a prominent intrusion into the open countryside. The proposal is, therefore, contrary to Criterion 1 of Policy H1 of the Carlisle District Local Plan 2001-2016.
- 6.3 The Cumbria Landscape Strategy (CLS) identifies that the site lies within an area of 'sandy knolls and ridges'. The sensitive characteristics or features of this landscape include traditional vernacular villages which are sensitive to unsympathetic expansion. The CLS states that small scale development should be carefully sited and landscaped to exploit the natural potential for visual containment. This site is not visually contained and would, therefore, have an adverse impact on the character of the area.
- 6.4 Whilst the applicant has submitted a Landscape and Visual Assessment which sets out some landscape design issues which would help to reduce the visual impact of the proposal, these are not considered sufficient to overcome

the visual harm that would be created by the erection of a dwelling in this location.

6.5 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 have put been forward by the applicant that would justify a new dwelling in this location. Whilst the applicants are from the local area and would send their children to Castle Carrock School, this is not sufficient justification to allow a dwelling in this location.

6.6 In light of the above, the proposal is contrary to Criterion 1 of Policy H1 and Criterion 2 of Policy CP5 of the Carlisle District Local Plan 2001-2016; and Paragraph 55 of the NPPF.

2. Whether The Scale & Design Would Be Acceptable

6.7 The application is in outline, with all matters, including scale and design reserved for subsequent approval.

3. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Dwellings

6.8 Given the relationship of the site to existing dwellings, any dwelling on this site would comply with the Council's standards on minimum distances between dwellings.

4. Highway Matters

6.9 Whilst County Highways has concerns about a dwelling in this location, the proposed access would be acceptable. If the application is approved, conditions should be added to ensure that the access track and adjacent verges are maintained and to ensure that there is provision within the site for the parking and turning of vehicles.

Conclusion

6.10 In overall terms, the proposed site is not well related to the existing settlement and is separated from the edge of the village by an open field. Erecting a dwelling on this site would, therefore, form a prominent intrusion into the open countryside and would have an adverse impact on the character of the area. The proposal is, therefore, contrary to Criterion 1 of Policy H1 and Criterion 2 of Policy CP5 of the Carlisle District Local Plan 2001-2016 and Paragraph 55 of the NPPF.

7. Planning History

7.1 In October 2012, outline planning permission was refused for the erection of 1no. dwelling (12/0704).

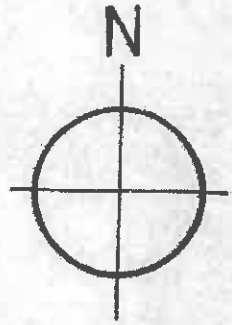
8. Recommendation: Refuse Permission

- 1. Reason:** The application site lies outside the settlement boundary of Castle Carrock and is separated from the edge of the village by a field. It is physically and visibly separated from the built form of the settlement and intrudes into the open countryside. 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 have put been forward by the applicant that would justify a new dwelling in this location. The proposal is, therefore, contrary to Criterion 1 of Policy H1 of the Carlisle District Local Plan 2001-2016 and Paragraph 55 of the National Planning Policy Framework.

 - 2. Reason:** The Cumbria Landscape Strategy (CLS) identifies that the site lies within an area of 'sandy knolls and ridges'. The sensitive characteristics or features include traditional vernacular villages which are sensitive to unsympathetic expansion. The CLS states that small scale development should be carefully sited and landscaped to exploit the natural potential for visual containment. This site is not visually contained and the erection of a dwelling on this site would, therefore, have an adverse impact on the character of the area. The proposal is, therefore, contrary to Criterion 2 of Policy CP5 of the Carlisle District Local Plan 2001-2016.
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Castle Carrock

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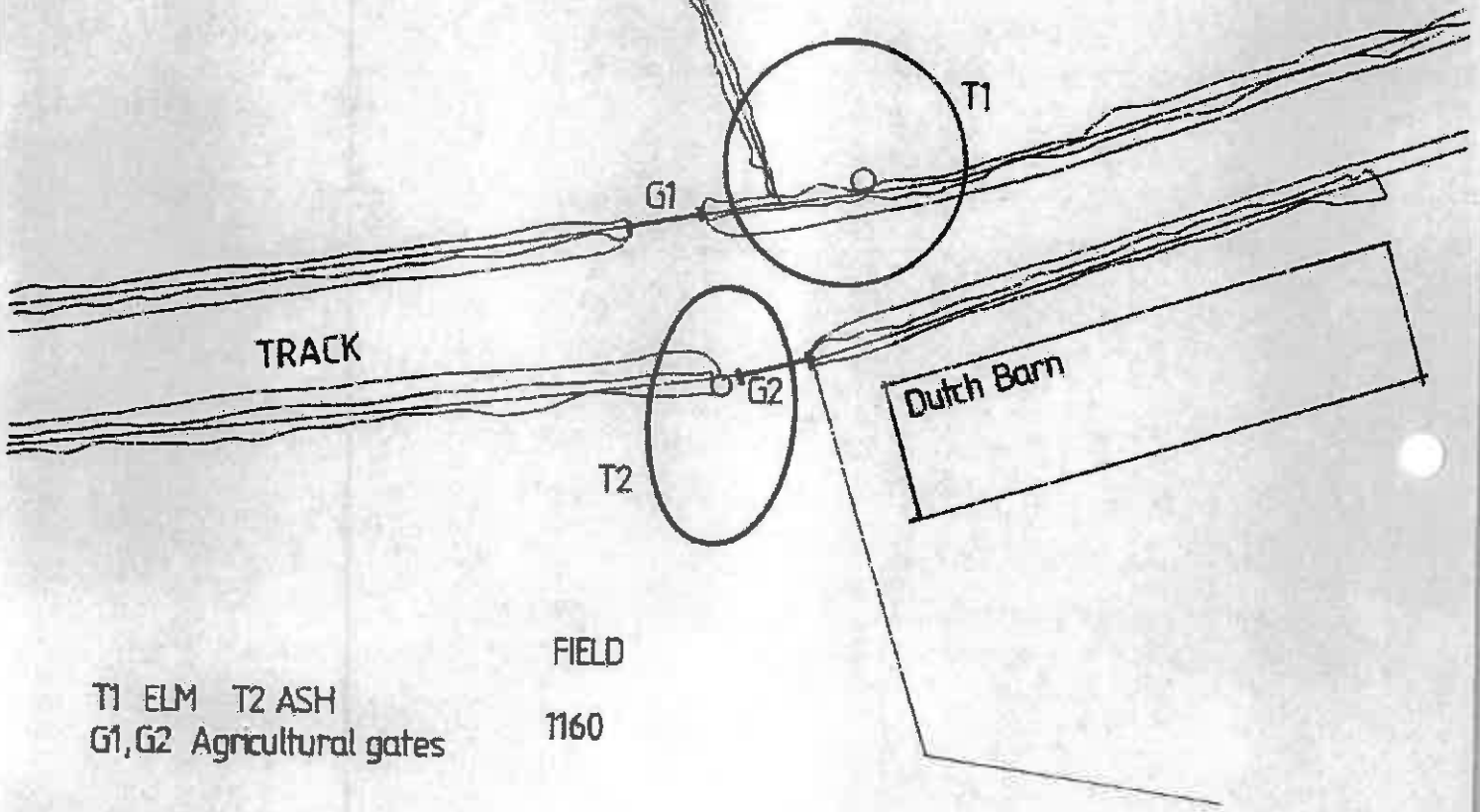


SITE

FIELD

0770

1570



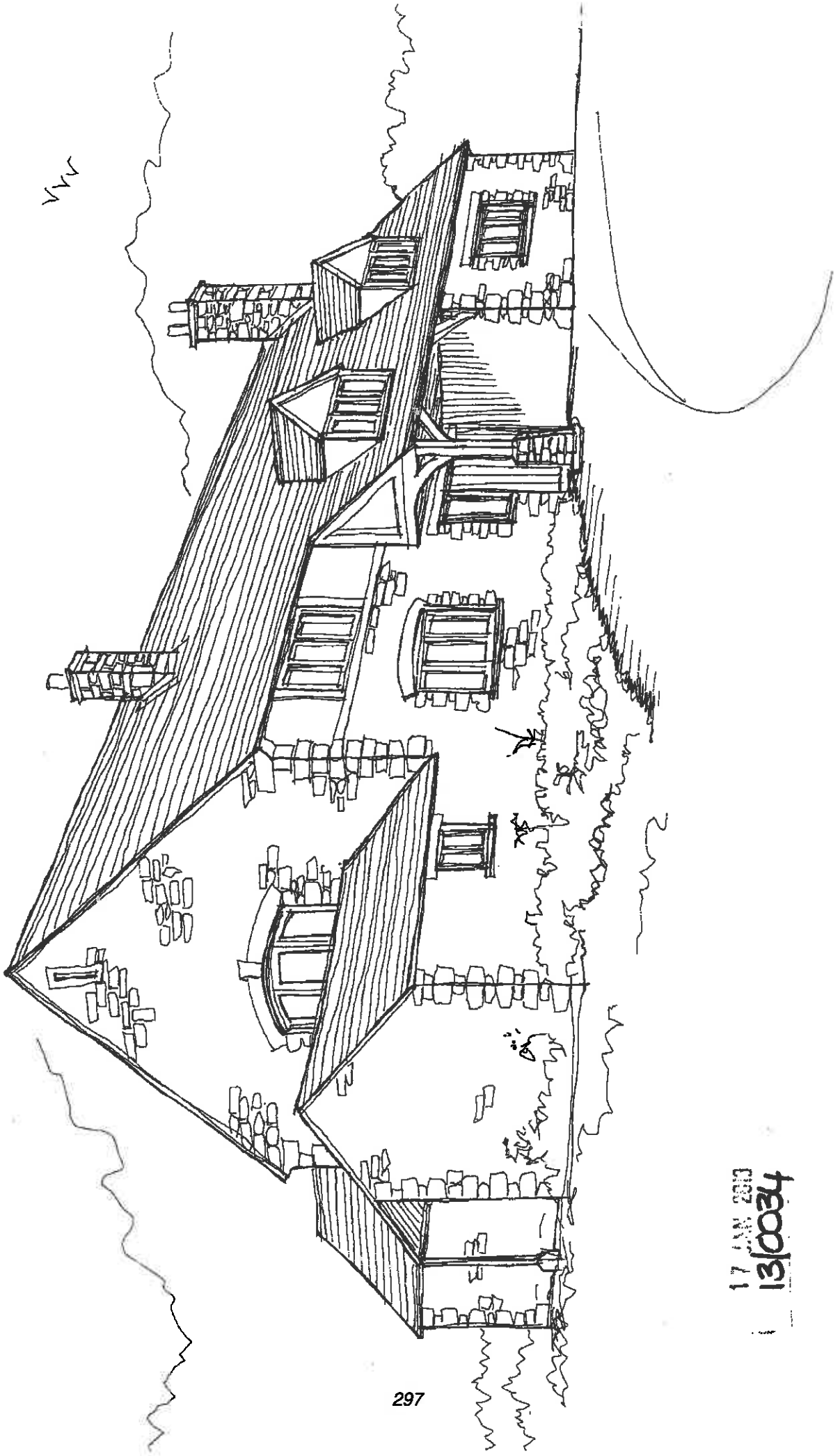
T1 ELM T2 ASH
G1, G2 Agricultural gates

FIELD

1160

Outline Planning · Access Situation as Existing
Part OS Field 0770 · Drawing OPA2 · Scale 1/500 · 08/2012

Castle Carrock



297

17 JAN 2013
13/0034

SCHEDULE A: Applications with Recommendation

12/0970

Item No: 14

Date of Committee: 08/03/2013

Appn Ref No:
12/0970

Applicant:
Mr Harris

Parish:
Wetheral

Date of Receipt:
20/11/2012 16:00:07

Agent:
Green Design Architects
Limited

Ward:
Wetheral

Location:

Land to the rear of Park House, Parkett Hill, Scotby,
Carlisle, CA4 8BZ

Proposal: Erection Of 4no. Detached Dwellings And 1no. Bungalow (Outline
Application)

REPORT

Case Officer: Shona Taylor

1. Recommendation

- 1.1 It is recommended that this application is granted subject to the completion of a s106 agreement relating to affordable housing.

2. Main Issues

- 2.1 Whether The Principle of Development Is Acceptable
2.2 Whether The Scale And Design Of The Dwellings Are Acceptable
2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
2.4 Impact Of The Proposal On Highway Safety
2.5 Impact Of The Proposal On The Railway

3. Application Details

The Site

- 3.1 The application site is at Parkett Hill, Scotby, and unadopted private road serving eight properties and the playing fields/pavillion.

- 3.2 The site is currently unused and had become overgrown. It is bounded to the north by the railway, to the east by residential properties Lyneside and The Picture House, to the west by 'Wash Beck' a small stream which marks the boundary between the site and Railbeck House, and to the south by Park House and Beckfoot. It is accessed via an existing track between Park House and Beck Foot which exits onto Parkett Hill.

The Proposal

- 3.3 The application is seeking Outline Planning Permission for the erection of five number detached properties. The block plan which accompanies this application outlines that four of the the dwellings will be two storey detached dwellings, and one will be a bungalow.
- 3.4 The indicative plans show that the design, scale and massing of the proposed dwelling houses would be similar to those of their immediate neighbours.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and a notification letter sent to six neighbouring properties. In response three letters of objection have been received. The grounds of objection are summarised as;

1. the number of dwellings in relation to the size of the plot is excessive;
2. the space surrounding each property is not in keeping with the surrounding properties;
3. concerned about loss of privacy;
4. permitted development rights should be removed if these dwellings are approved;
5. the boundary hedge should be protected, it is over 120 years old;
6. will the floor levels of the properties be heightened?
7. the scale, design and appearance of this development is not consistent with the adjoining properties;
8. lack of adequate access to service this level of development, eg. dustbin's and re-cycling;
9. there are issues with the drainage of the site;
10. concerns about the level of the access road;

5. Summary of Consultation Responses

Cumbria County Council - Highways & Transportation: -Parkett Hill is an unadopted road and as such the Highway Authority are not responsible for providing Highways advice;

Wetheral Parish Council: - object to the proposal on grounds of overdevelopment of the site;

Local Environment - Environmental Protection: - a noise survey will be required in order to assess the impact of the railway upon the proposed dwellings;

Network Rail: - no objections to the proposal, however, has raised a series of requirements which must be met;
Local Environment - Waste Services: - the access road appears too narrow for the collection vehicles to travel down to empty refuse bins or recycling containers. Residents will therefore be required to use a collection point at the end of the lane to make collection practical should this application be granted;
Housing Strategy & Support: - have requested a commuted sum in lieu of an affordable housing contribution.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, H1, H3, H9, CP3, CP5, CP6, CP12 and T1 of the Carlisle District Local Plan 2001-2016.

The proposals raise the following issues:

1. Whether The Principle of Development Is Acceptable

- 6.2 The application site is located on land which is currently vacant and overgrown. Policies require that development proposals, and in this instance residential development, should enhance the overall quality of life within Cumbria through the promotion of sustainable development that seeks to protect the environment, ensure prudent use of resources and maintain social progress and economic growth. In particular, H1 of the Local Plan, identifies Local Service Centres that are considered to be sustainable and appropriate for additional development, subject to consideration against the relevant policy criteria. Scotby is one such Local Service Centre; therefore, the principle of development is considered to be acceptable.

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

- 6.3 The submitted plans illustrate that the proposed dwellings would be of a similar scale and massing to the majority of their immediate neighbours. As this application is for outline consent, these plans are indicative only and any design/layout issues can be resolved within the reserved matters application.
- 6.4 In summary, the scale and massing of the proposed dwellings appear comparable to the existing properties within Parkett Hill. Accordingly, it is not considered that the development would form a discordant feature in the street scene.

3. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.5 The proposed dwellings would need to be orientated so as to achieve adequate separation distance between the primary windows of the existing residential properties and the proposed dwellings. This is not the case with this layout, however, it is considered that problems with the layout will be able

to be overcome at the reserved matters stage by way of relocating the proposed footprints of the plots, or switching the location of the different house types, along with sympathetic design. As such, taking into consideration the scale and position of the proposed application site in relation to these properties, it is unlikely that the living conditions of the occupiers of the surrounding properties will be compromised through loss of light, loss of privacy or overdominance.

4. Impact Of The Proposal On Highway Safety

- 6.6 The proposal seeks approval to use the existing access, and illustrates parking and turning space for the dwellings within their curtilage. The Highway Authority have not raised any objections to the application as it will not take access directly onto the public maintained highway, as Parkett Hill is an unadopted road. However, they did raise concerns regarding the lack of parking spaces. However, it is considered that adequate spaces can be provided, and a plan has been requested showing adequate spaces for each property. It is anticipated that this will be available prior to the Committee Meeting. The Highways Authority have raised no objections to the impact of the increase in numbers of dwellings, and therefore cars, accessing Scotby Road from Parkett Hill. As such, it is therefore considered that the proposal will not have a material effect on existing highway conditions.

5. Impact Of The Proposal On The Railway

- 6.7 Network Rail have no objections to the principle of the development, but have raised several issues relating to the drainage, boundary fencing, soundproofing and landscaping of the development, with regard to the safety, operational needs and integrity of the railway. The applicants agent has been provided with a copy of these comments.
- 6.8 Advice has been taken from the Council's Environmental Quality Department regarding possible soundproofing measures, they have advised that a condition be attached to the decision notice relating to acceptable sound levels.

6. Other Matters

- 6.9 Housing services have requested a commuted sum for affordable housing, as the relevant policy contribution would be 0.5 of a unit. So, the figure for the commuted sum would be worked out as follows:

$(A \times 0.1) \times 30\%$ where 'A' is the market value of the relevant unit as at the relevant units practical completion date or sale.

This would be secured by the provision of a section 106 legal agreement.

Conclusion

- 6.10 In overall terms, the principle of the proposed development is acceptable. The scale, siting and massing of the proposed dwellings are acceptable in

relation to the site and the surrounding properties. With minimal alterations to the layout, the living conditions of neighbouring properties would not be compromised through unreasonable overlooking or overdominance. Adequate car parking, access and amenity space would be able to be provided to serve the dwellings. In all aspects the proposal is compliant with the objectives of the Local Plan policies and the proposal is recommended for approval subject to the completion of a S106 Agreement.

7. Planning History

- 7.1 Permission was granted in 2010 for the erection of 2no. 2 storey detached dwellings (Outline Application reference 09/0314).

8. Recommendation: Grant Permission

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of 1 year 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 Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3. The approved documents for this Planning Permission comprise:

- 1. the submitted planning application form;
- 2. the indicative house types received 22nd November 2012 (drawings 12/2153/11, 12/2153/12 and 12/2153/13);
- 3. the access plan received 9th January 2013 (drawing 12/2153/14);
- 4. the desk top study received 23rd November 2012;
- 5. the design and access statement received 22nd November 2012;
- 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.

4. No development hereby approved by this permission shall commence until samples or full details of all materials to be used on the exterior of the dwelling have 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 ensure the works harmonise as closely as possible with the existing building and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001 - 2016.

5. No development hereby approved by this permission shall commence until details of the proposed hard surface finishes to all public and private external areas within the proposed scheme have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that materials to be used are acceptable and in compliance with the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development hereby approved by this permission shall commence until a scheme for the provision of surface water drainage works has been submitted to and 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 CP12 of the Carlisle District Local Plan 2001-2016 and in order to protect the safety, operational need and integrity of the railway.

7. No development hereby approved by this permission shall commence until a scheme for the conveyance of foul drainage has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use the approved drainage scheme has been constructed and completed in accordance with the approved plans.

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

8. No development hereby approved by this permission shall commence until particulars of height and materials of all boundary fences have 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 ensure that the appearance of the area is not prejudiced by lack of satisfactory screening which is not carried out in a co-ordinated manner and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016 and in order to protect the safety, operational need and integrity of the railway.

9. No development hereby approved by this permission shall commence until details of a landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the proposed type and species of all planted material including particulars of the proposed heights and planting densities.

Reason: To ensure that a satisfactory landscaping scheme is prepared in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016 and in order to protect the safety, operational need and integrity of the railway.

10. All works comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following occupation of the dwelling or completion of the development, whichever is the sooner.

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

11. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and any proposed garages shall be submitted to and approved in writing by the Local Planning Authority before any site works commence.

Reason: In order that the approved development overcomes any problems associated with the topography of the area, that it satisfies the requirements of the Drainage Engineer in relation to flood risk and that it meets the objectives of Policies H1 of the Carlisle District Local Plan 2001-2016.

12. Development shall not begin until a scheme for protecting the proposed dwellings from noise from the adjacent railway has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are occupied. The internal noise levels for each dwelling shall meet the WHO guidelines for LAeq and LAm_{ax} sound levels.

Reason: So that the externally generated sound level within each dwellings are acceptable in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016

13. No tree or hedgerow existing on the site shall be felled, lopped, uprooted or layered without the prior consent in writing of the Local Planning Authority and the protection of all such trees and hedgerows during construction shall

be ensured by a detailed scheme to be agreed with the Local Planning Authority.

Reason: The Local Planning Authority wishes to see existing hedgerows/trees incorporated into the new development where possible and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 CP5 and CP6 of the Carlisle District Local Plan 2001-2016.

15. No development shall take place until full details of all excavations and earthworks to be carried out near the railway undertakers boundary fence have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.]

Reason: To protect the safety, operational needs and integrity of the railway to the north of the site.

16. Before the development hereby permitted is occupied a suitable 1.8 metre (minimum) high trespass proof boundary fence shall be erected shall be erected and maintained in perpetuity to the satisfaction of the Local Planning Authority.

Reason: In order to prevent trespass onto the railway.

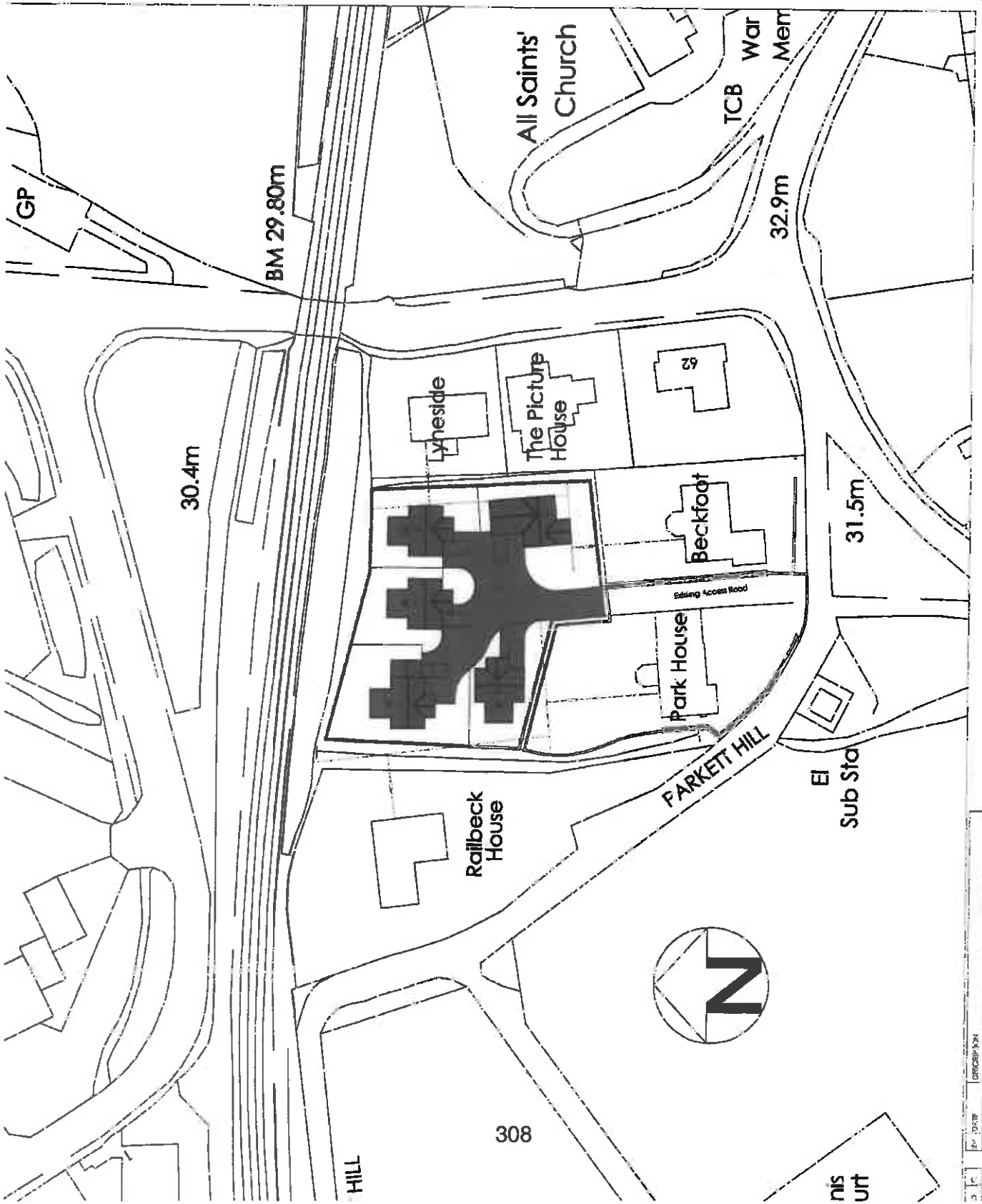
17. A scheme for all external lighting within and around the site (including temporary and permanent) shall be submitted to and approved in writing by the Local Planning Authority before any work on the site is commenced. The approved scheme shall be permanently retained and maintained thereafter.

Reason: To protect the safety, operational needs and integrity of the railway to the north of the site.

18. No development shall take place until full details of all excavations and earthworks to be carried out near the railway undertakers boundary fence have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be

3 agreed in writing with the Local Planning Authority.

Reason: To protect the safety, operational needs and integrity of the railway to the north of the site.

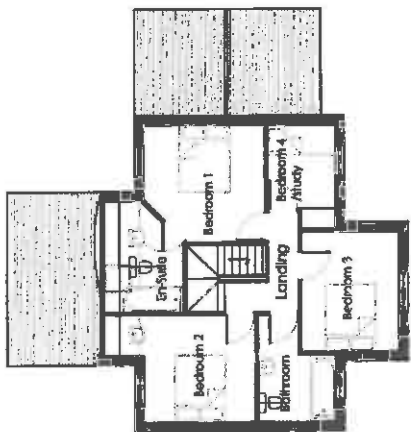


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22 MAY 2012
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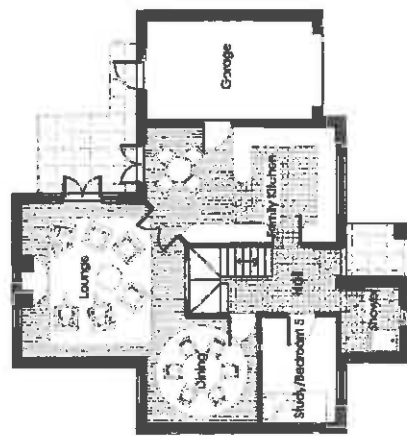
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12/12/13/13
Scale: 1:500 @ A2
For Mr & Mrs M. Higgs
Farkett Hill, Southy, Conisbrough
New Site Detail Park House
Block 100

GREEN DESIGN ARCHITECTS
12/12/13/13

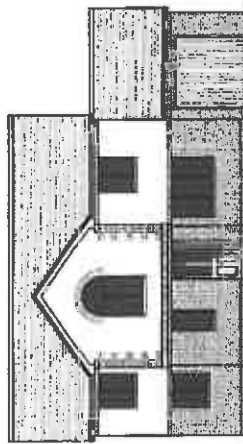
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First Floor Plan



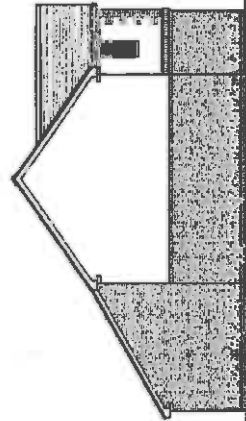
Ground Floor Plan



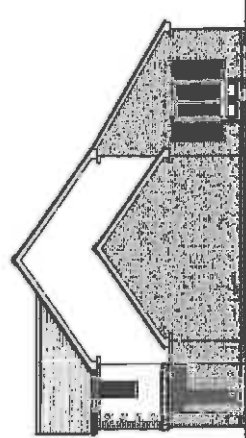
Front Elevation



Rear Elevation



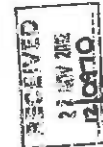
Side Elevation



Side Elevation

Design Parameters Plot 1

4 Bed House -
Width 12.7m
Depth 12m
Height 7.1m



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10000 Greenway Blvd, Suite 100, Irvine, CA 92618
Tel: 949.453.1111





Rear Elevation

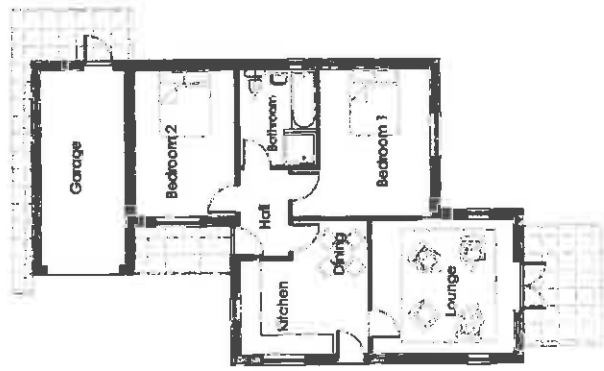
Front Elevation

Side Elevation

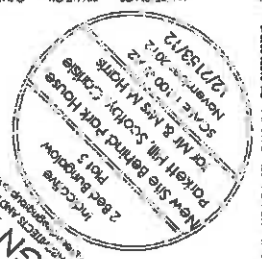
Side Elevation

Design Parameters Plot 5

2 Bed Bungalow - Width 14.0m
Depth 12.0m
Height 5m

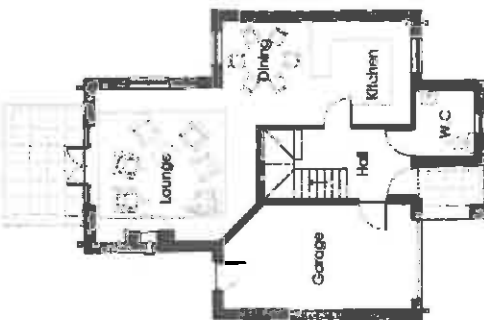


Ground Floor Plan

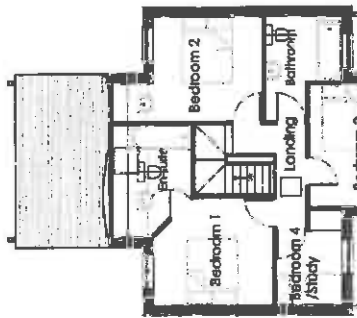


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Mr. & Mrs. M. Horis
Architects

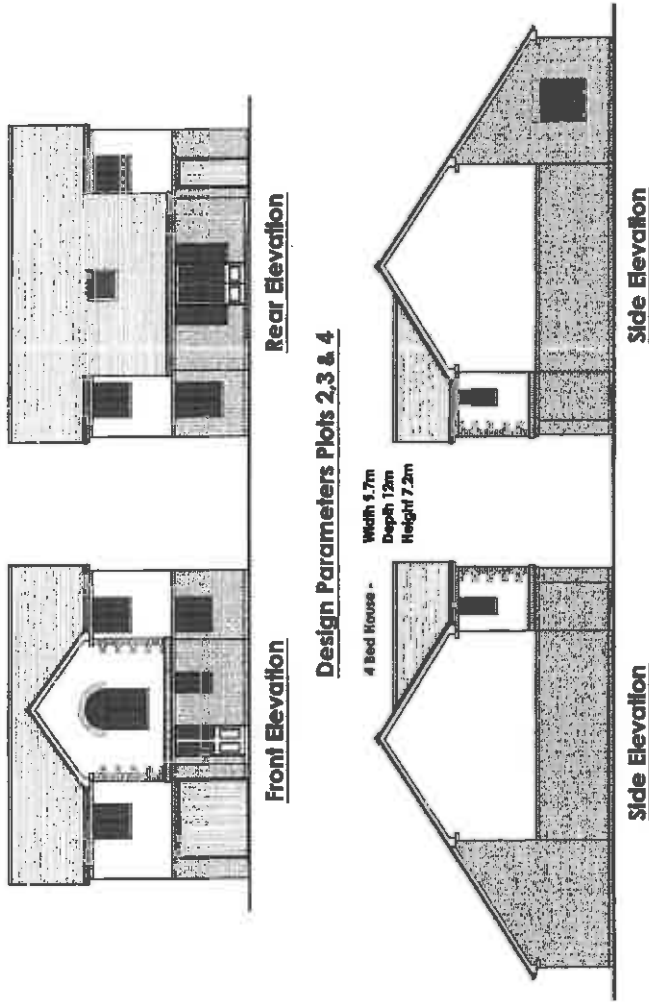
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Ground Floor Plan



First Floor Plan



Rear Elevation

Front Elevation

Side Elevation

Side Elevation

Design Parameters Plots 2,3 & 4

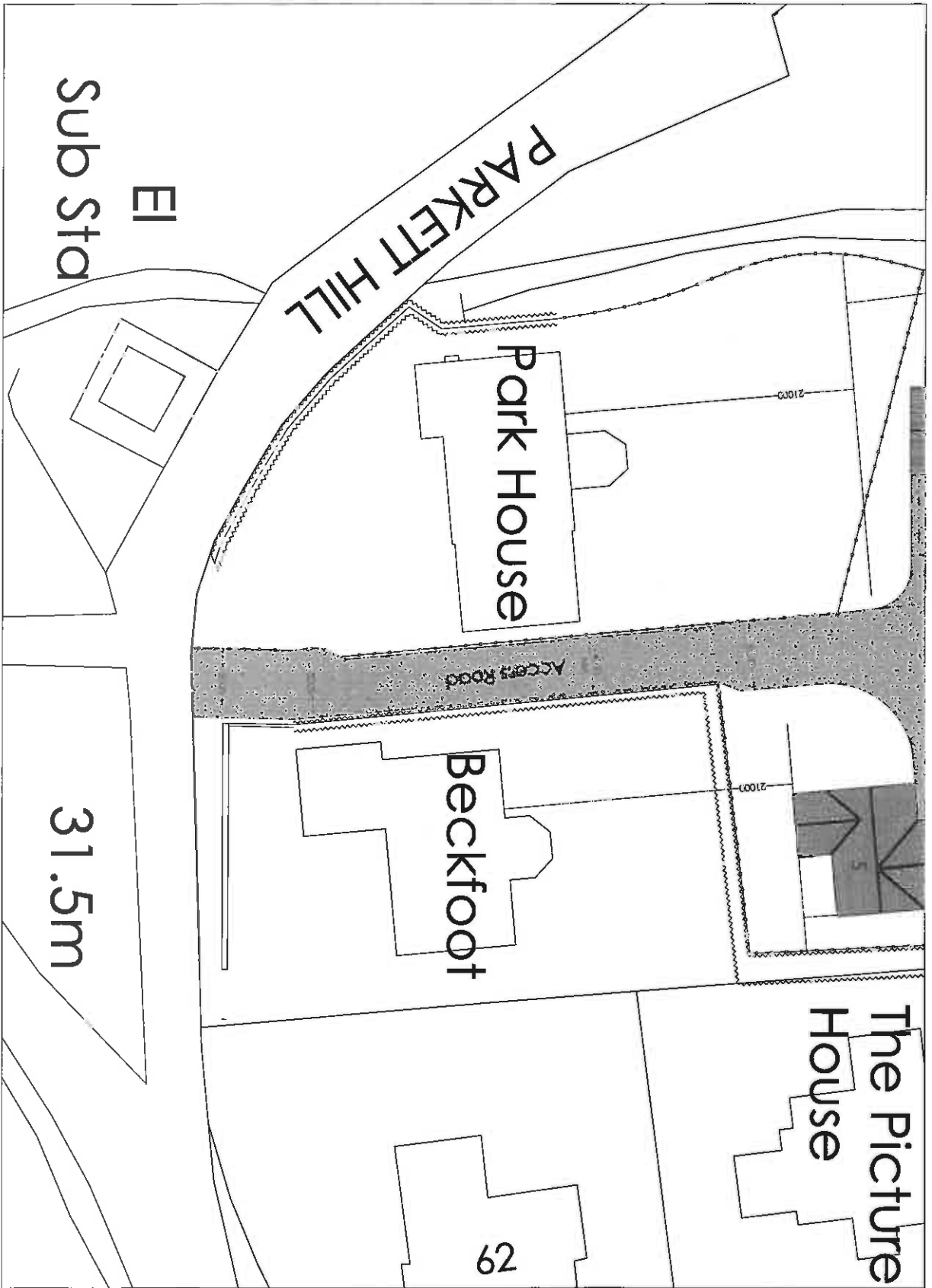
4 Bed House -
Width 5.7m
Depth 12m
Height 7.2m

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1 Bed House Type 8
Indicative
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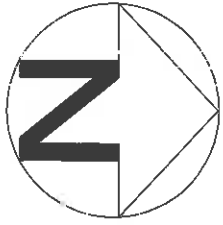
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GREEN DESIGN ARCHITECTS
 CHARLES D. ARCHITECTS & ASSOCIATES
 1000 10th Street, Suite 200
 San Francisco, CA 94103
 Access Plan
 New Site Behind Park House,
 Parkett Hill, Scottby, Calif.
 for Mr & Mrs. M. Harris
 SCALE: 1:200 @ A2
 January 29/12
 12/21/14

SUTON, H. USE DC ENBY, H. H. EST. RE COOPER, 20TH, CLAMBA, CA 94111 TEL: (415) 398-4646

SCHEDULE A: Applications with Recommendation

12/1014

Item No: 15

Date of Committee: 08/03/2013

Appn Ref No:
12/1014

Applicant:
Mr W Coulthard

Parish:
Burgh-by-Sands

Date of Receipt:
19/12/2012

Agent:
Architects Plus (UK) Ltd

Ward:
Burgh

Location:

Land adjacent North End, Burgh by Sands, Carlisle,
CA5 6BD

Proposal: Erection Of 1no. Dwelling

REPORT

Case Officer: Shona Taylor

1. Recommendation

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

2. Main Issues

- 2.1 Whether the principle of the proposed development is acceptable.
2.2 Whether the scale, layout and design of the development is acceptable in terms of its impact upon the Conservation Area and AONB.
2.3 The impact of the proposal on the living conditions of neighbouring residents.
2.4 The impact of the proposal on Archaeology.
2.5 Highway matters.

3. Application Details

The Site

- 3.1 This application seeks full planning permission for the erection of a dwelling within the grounds of North End, Burgh by Sands. North End is a two storey property constructed from brick walls under a slate roof, located on the western side of the road leading from Burgh by Sands to Sandsfield. The application site, which is enclosed by tall dense hedging and mature trees, is located to the immediate west of North End. It's boundaries to the north and

east are formed by North End's garden. To the west of the application site there is a small enclosed field which is currently used as a paddock. The site is accessed via an unadopted track situated to the south of the site known as Tatty Pot Lane.

- 3.2 The site is situated within the Burgh by Sands Conservation Area and Solway Coast AONB. The surroundings to the application site are predominantly residential.

Proposal

- 3.3 The applicant proposes to erect a one and a half story dwelling house in an area of their existing garden. It would provide a study, hall, WC, kitchen, dining room, living room and conservatory on the ground floor with 2no. bedrooms, bathroom, store and 1no. en-suite bedroom situated above. The dwelling is proposed to be constructed from brick walls under a blue-black tiled roof and will feature stained timber windows and doors.
- 3.4 It is proposed to discharge foul drainage to the public sewer and surface water to a sustainable drainage system and soakaways.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to two neighbouring properties. In response two letters of objection have been received. The grounds of objection are summarised as;

1. the proposal is outside of the settlement boundary, application number 09/1058 was refused for this reason
2. concerns that this development will set a precedent for development to the rear of Lamonby Farm, The White House, Rosemount, Rosemount Cottage and Buckbottom Farm;
3. concerns about Highway safety, the access is a local lane, which is a narrow public right of way, over which only one property has access;
4. the junction of the main road has very poor visibility in all directions and puts pedestrians into conflict with vehicles;
5. the increase in use of a lane clearly only suitable for pedestrian use will cause degradation of the quality of the lane, already in a very poor condition, posing a health and safety risk for all users;
6. the conflict this proposal will cause between pedestrians/ramblers and vehicles will deter the safe use of this historic lane (which is a public right of way and provides access to the AONB).

5. Summary of Consultation Responses

Cumbria County Council - Highways & Transportation: - no objections subject to two conditions;

Burgh-by-Sands Parish Council: - object to the proposal on several grounds,

which are discussed within the report;
Cumbria County Council - Drainage Engineer: - Are unaware of any flooding issues at the site;
Local Environment - Environmental Protection: - no objections;
Ramblers Association: - no response received;
Solway Coast AONB Partnership: - no response received;
Cumbria County Council - Highway Authority - Footpaths: - the footpath adjacent the development must not be obstructed during or after the development;
English Heritage - North West Region: - a condition requiring an archaeological watching brief should be included on any permission;
Cumbria County Council - Archaeological Services: - a condition requiring an archaeological watching brief should be included on any permission;
United Utilities: - no objections to the proposal.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP9, CP5, CP6, CP11, LE6, LE19, H1 and T1 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposals raise the following planning issues:
- 1. Whether The Principle Of The Proposed Development Is Acceptable.**
- 6.3 Burgh by Sands is identified as a sustainable development location within Policies DP1 and H1 of the Carlisle District Local Plan 2001-2016. Whilst Policy H1 permits small-scale development within Burgh it is noted that the National Planning Policy Framework (NPPF) published in March 2012 is a material consideration for the determination of this application. The NPPF indicates that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 6.4 Whilst the application site is located outside the settlement boundary for Burgh identified within the local plan, the NPPF does not advocate the use of settlement boundaries and states that in order to promote sustainable development in rural areas, housing should be located where it will enhance and maintain the vitality of rural communities.
- 6.5 Members will note that the NPPF is a material consideration in the determination of this application and limited weight can therefore be given to the fact that the site is outside the settlement boundary of Burgh.
- 6.6 The application site is located in a sustainable location close to the centre of Burgh by Sands, public transport links and the city of Carlisle. Burgh village has a range of services (school, public house, church, village hall, playing field) and the proposal would create an opportunity to support these existing rural facilities. In such circumstances the principle of an additional dwelling in this location is deemed acceptable.

2. Whether The Scale, Layout And Design Of The Development Is Acceptable In Terms of Its Impact On The Conservation Area And AONB.

- 6.7 The footprint of the proposal is similar to that of the surrounding dwellings and the ridge height of the new dwelling has been kept to a minimum through the design of the property as 1.5 stories. The external appearance when viewed from the front elevation utilises design features of the adjacent properties, including the facing brick and the 'T' form of the layout, reducing the visual impact of the building by breaking up the main frontage onto the lane.
- 6.8 On balance, the design of the building would not adversely affect the character or appearance of the Burgh by Sands Conservation Area or the AONB, a view that is supported by the Council's Conservation Officer.

3. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents.

- 6.9 The majority of the neighbouring properties are positioned sufficient distance away or orientated in such a way not to be directly affected as a result of loss of light, loss of privacy or overdominance.
- 6.10 Two objections have been received from neighbouring properties. However, neither of these relate to the impact upon either property, but instead refer to the principle of the development. As discussed within paragraph 6.4 of this report, whilst the site is located outwith the settlement boundary, this would no longer constitute a reason for refusal, since the introduction of the NPPF.

4. The Impact Of The Proposal On Archaeology.

- 6.11 English Heritage confirmed that the development lies in an area of very high archaeological sensitivity, close to the Roman form known to underlie the current settlement at Burgh. The archeological evaluation submitted with the application showed the presence of a series of pit and ditch features on the site, and this makes it likely that they relate to features at the edge of the Roman settlement and to the north of Hadrian's Wall. As such, the Inspector of Ancient Monuments and the County's Historic Environment Officer have requested a condition requiring an Archeological watching brief be included on any permission.

5. Highway Matters

- 6.12 The proposed dwelling takes its access from Tatty Pot Lane, which is proposed to be modified to permit vehicle access. The Highway Authority have raised no objections to the proposal, subject to the inclusion of two conditions, providing the footpath is not obstructed during or after the development.

6. Other Issues

- 6.13 The Parish Council raised several objections to the proposal, those that have not been previously discussed within this report are: 1. the new property will exceed the current capacity of an already overloaded sewerage system. However, United Utilities have not objected to the proposal, and 2. they are concerned that materials and style are not in keeping with the Parish design statement, however, they are in keeping with the existing property at North End, and the immediately surrounding properties.

Conclusion

- 6.14 In overall terms, the principle of the proposed development is acceptable. The proposed dwelling could be accommodated on the site without detriment to the living conditions of the neighbouring properties or the character/setting of the Burgh by Sands Conservation Area or the Solway Coast AONB. In all aspects the proposal is compliant with the objectives of the Carlisle District Local Plan 2001-2016.

7. Planning History

- 7.1 In 2010 permission was refused for the erection of 1 no. dwelling (Application reference 09/1058).

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 approved documents for this Planning Permission comprise:

1. the submitted planning application form;
2. the location plan received 19th December 2012;
3. the site plan received 10th December 2012;
4. the proposed plans received 10th December 2012;
5. the proposed elevations/section received 10th December 2012;
6. the design and access statement received 10th December 2012;
7. the tree survey received 10th December 2012;
8. the Archaeological Desk-Based assessment and evaluation received 10th December 2012;
9. the contaminated land desk top study received 19th December 2012;
10. the Notice of Decision; and
11. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

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

Reason: To ensure the works harmonise as closely as possible with the existing buildings and to ensure compliance with Policy LE19 of the Carlisle District Local Plan 2001-2016.

4. Details shall be submitted of the proposed hard surface finishes within the proposed scheme and approved, in writing, by the Local Planning Authority before any site works commence.

Reason: To ensure that materials to be used are acceptable and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. Details of the heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwelling and access/parking areas shall be submitted to and approved, in writing, by the Local Planning Authority before any site works commence.

Reason: To ensure that the approved development overcomes any problems associated with the topography of the area and safeguards the living conditions of neighbouring residents in accordance with Policies CP5 of the Carlisle District Local Plan 2001-2016.

6. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved details, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that the design and materials to be used are appropriate and to ensure compliance with Policy LE19 of the Carlisle District Local Plan 2001-2016.

7. No development shall commence until the proposed means of surface water disposal have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the means of disposal is acceptable and to ensure compliance with Policy CP9 of the Carlisle District Local Plan 2001-2016.

8. The dwelling shall not be occupied until the vehicular access and parking requirements have been constructed in accordance with the approved plan and brought into use. These facilities shall be maintained capable of use at

all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8.

9. The development takes access from a Public Footpath, no obstruction of this can take place and proprietor(s) of the house hereby approved shall maintain the surface of this footpath so as to provide for safe and convenient access by pedestrians between the house access and the U1111 public Road.

Reason: To ensure a suitable means of access and in the interest of minimizing hazards to footpath users and to support Local Transport Plan policies LD5, LD7 and LD8.

10. An archaeological watching brief shall be undertaken by a qualified archaeologist during the course of the ground works of the permitted development. The archaeological watching brief shall be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in advance of the permitted development. Within two months of the completion of the permitted development, 3 copies of the report shall be furnished to the Local Planning Authority

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the investigation and recording of such remains.

11. A scheme of tree and hedge protection shall be submitted to and approved in writing by the local planning authority prior to commencement on site. Within the fenced off area;
No retained tree or hedgerow shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within 3 years from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.
No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
No equipment, machinery or structure shall be attached to or supported by a retained tree.
No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.
No alterations or variations to the approved works or tree protection

schemes shall be made without prior written consent of the local planning authority.

No alterations to the ground levels shall be made without prior written consent of the local planning authority

No stacking or storing of materials or the parking of vehicles shall be allowed.

The tree and hedge protection will be maintained to the satisfaction of the local planning authority at all times.

Reason: In the interests of tree and hedge protection in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

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 Date
 Description
 A
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 C
 20.11.12 Revised to add prelease comments for new planning application

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 10 DEC 2012
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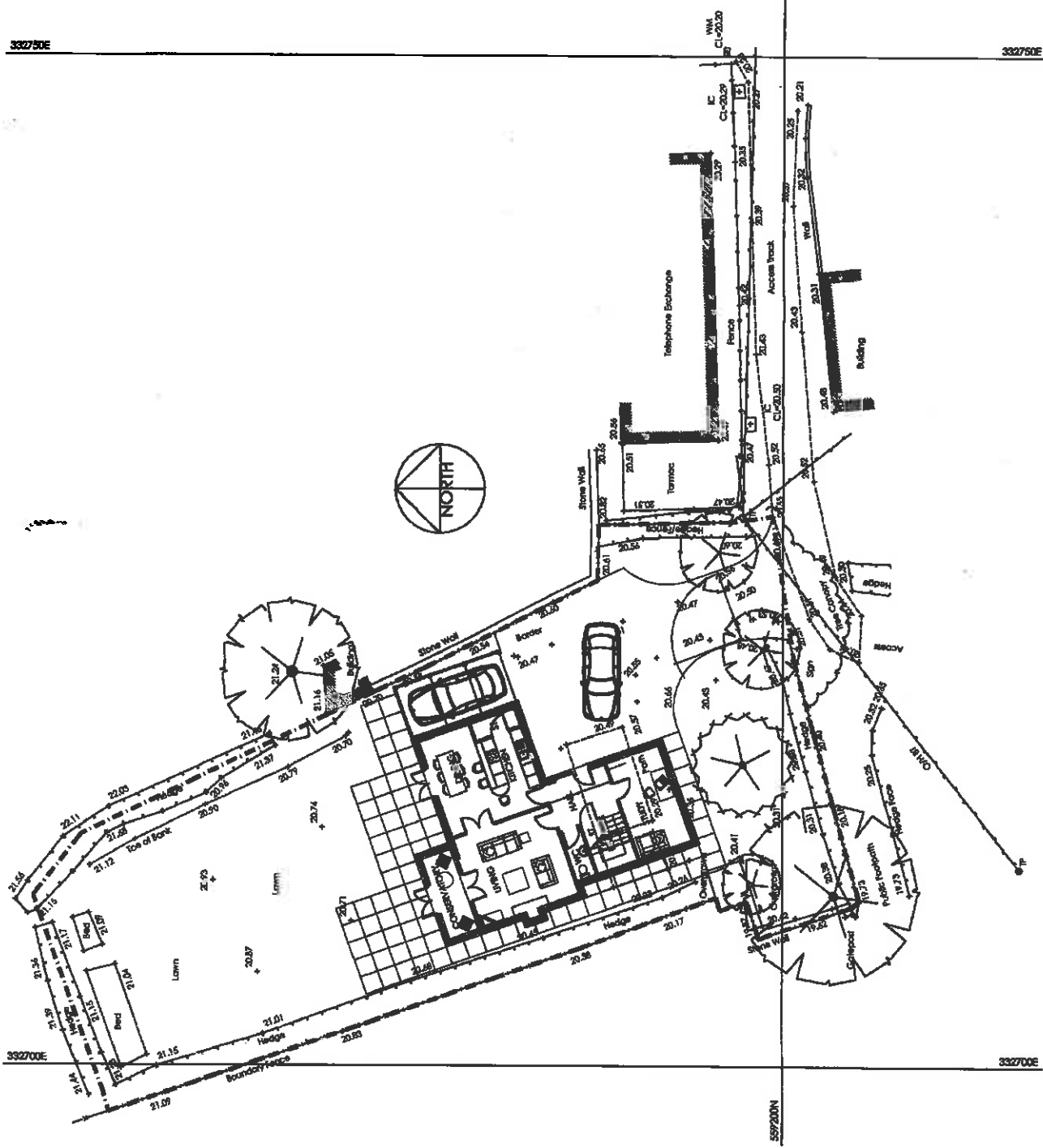
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P L U S

PROPOSED DWELLING, LAND ADJOINING
 NORTH END, BURGH BY SANDS

SITE PLAN

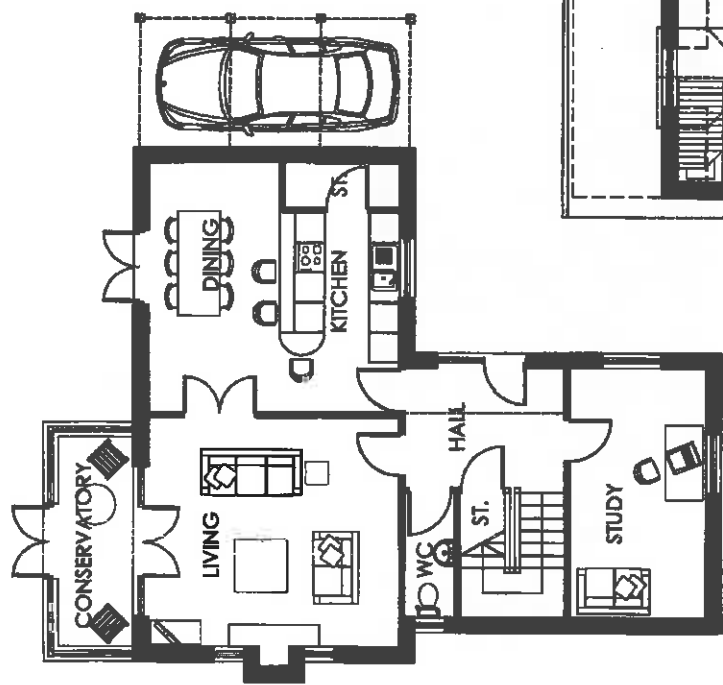
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 Date: 06/09
 Drawn: RJW
 Checked: C1
 Number: 09026-01B

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 Victoria Galleries, Victoria House, Victoria Woodard, Cumbria, Cumbria, CA3 8AN
 Tel: 01228 515144
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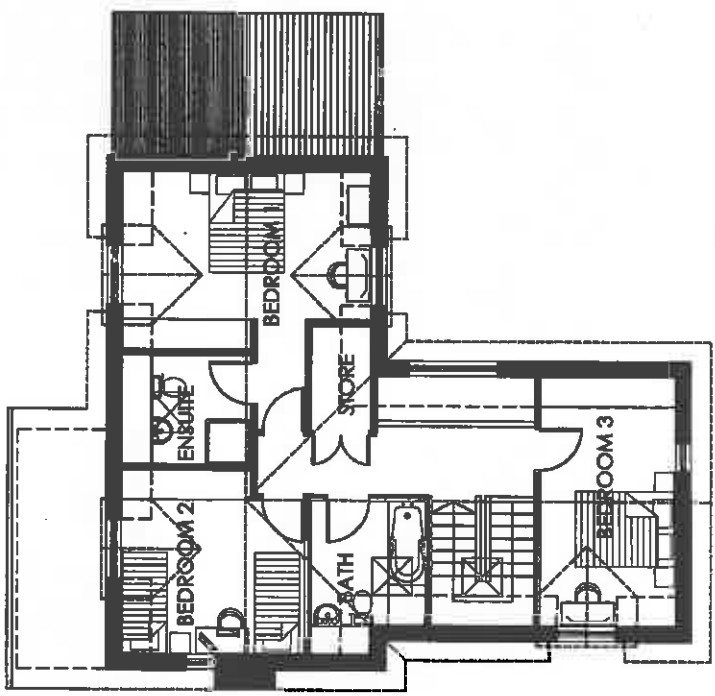


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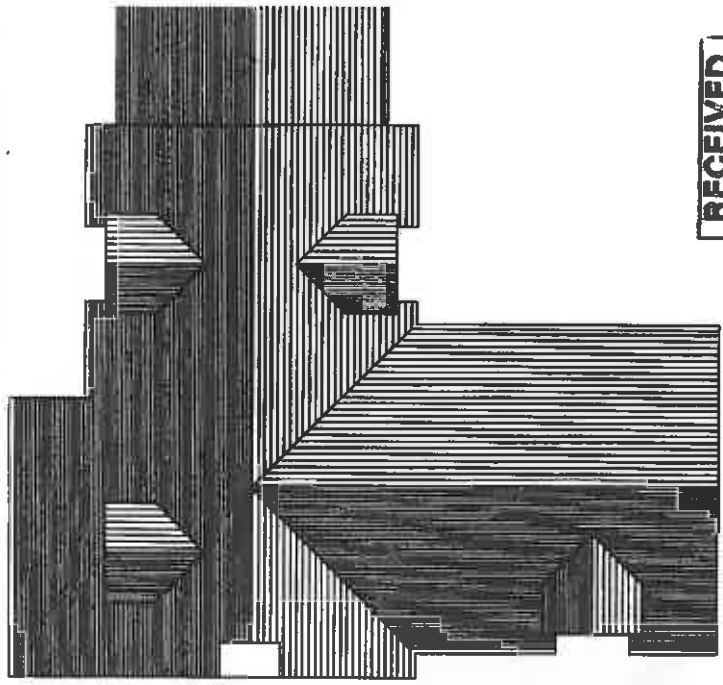
Revision: A
 Date: 07/09
 Description: GROUND FLOOR PLAN
 Drawn: R.J.W.
 Checked: C.I.



GROUND FLOOR



FIRST FLOOR



ROOF

RECEIVED
 10 DEC 2012
 2012-11014

ARCHITECTS **a**
 P L U S

Project: PROPOSED DWELLING, LAND ADJOINING NORTH END, BURGH BY SANDS
 Drawing: PLANS

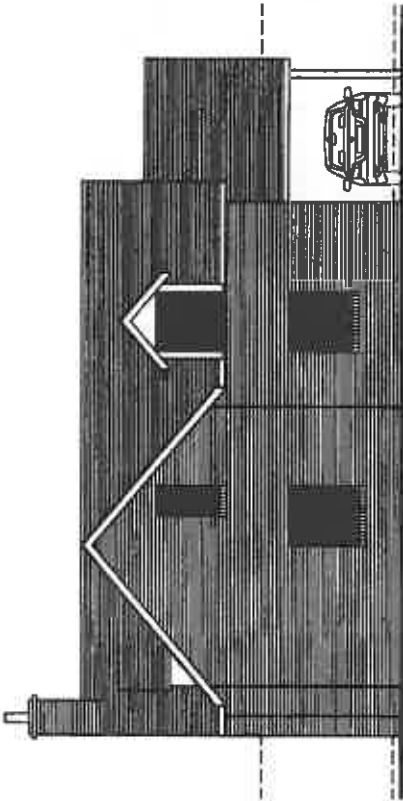
Scale: 1/100
 Date: 06/09
 Drawn: R.J.W.
 Checked: C.I.
 Number: 09026-02B

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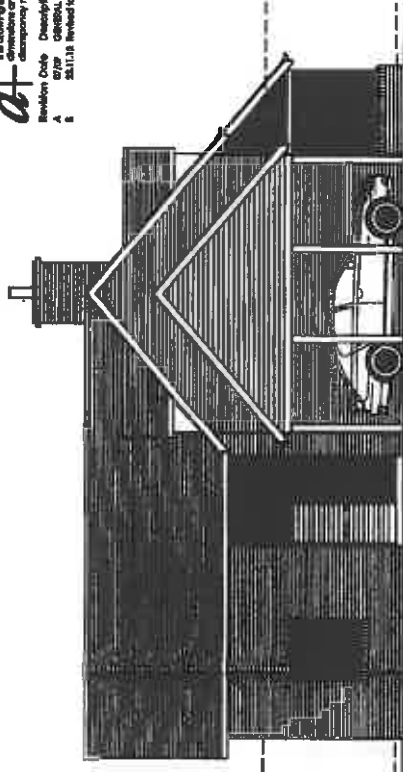
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Reviewed by
 A. GIBSON, ARCHITECTS
 B. 5/11/13 Revised to add previous comments for sewer planning application

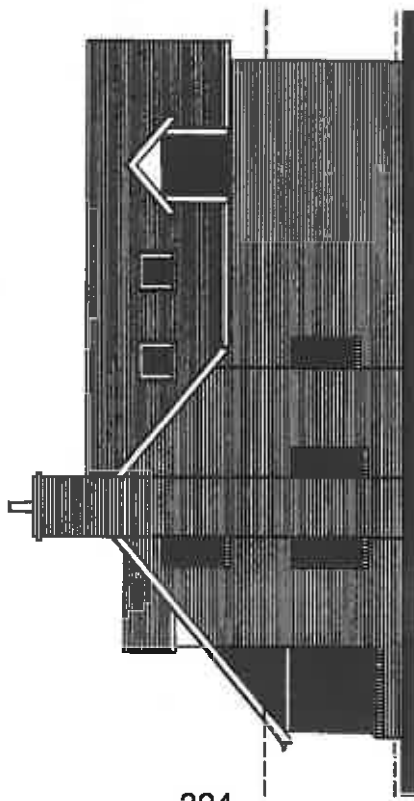
Drawn by
 R. J. W.
 C. I.



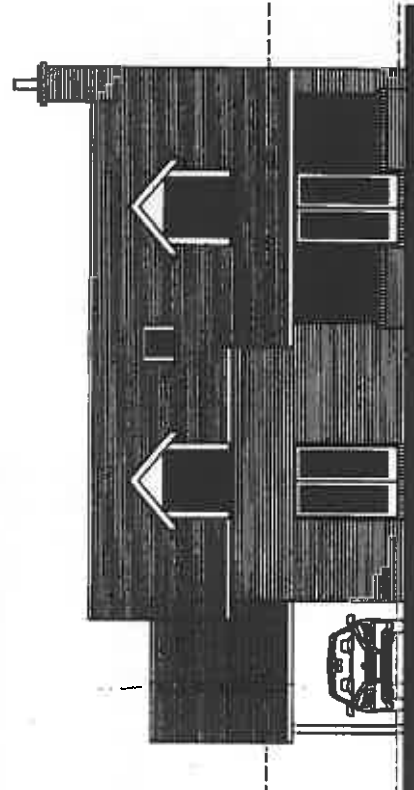
SOUTH ELEVATION



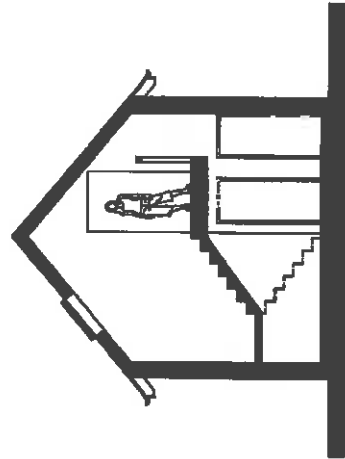
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SECTION AT STAIRS

MATERIALS
 ROOF: BLUE BLACK TILES with thin leading edge
 WALLS: RED CLAY FACING BRICK
 WINDOWS/DOORS: WHITE PAINTED TIMBER

RECEIVED
 10 DEC 2012
 2012 11014

ARCHITECTS *a+*
 P L U O

Project
**PROPOSED DWELLING, LAND ADJOINING
 NORTH END, BURGH BY SANDS**
 Drawing
ELEVATIONS / SECTION

Scale 1/100 Date 06/09 Drawn R.J.W. Company C.I. Number 09026-03B

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SCHEDULE A: Applications with Recommendation

12/0983

Item No: 16

Date of Committee: 08/03/2013

Appn Ref No:
12/0983

Applicant:
Mr & Mrs Sykes

Parish:
Castle Carrock

Date of Receipt:
30/11/2012 16:00:44

Agent:
Bell Cornwell LLP

Ward:
Great Corby & Geltsdale

Location:

The Weary Inn and Restaurant, Castle Carrock,
Brampton, CA8 9LU

Proposal: Demolition Of Building And Erection Of 2No. Three Bedroom Dwellings
And 1No. Two Bedroom Dwelling

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is approved subject to a legal agreement.

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Demolition Of The Weary Would Be Acceptable
- 2.3 Whether The Scale And Design Would Be Acceptable
- 2.4 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.5 Affordable Housing
- 2.6 Protected Species
- 2.7 Highway Matters

3. Application Details

The Site

- 3.1 The application site lies within the village of Castle Carrock and is located in the North Pennines Area of Outstanding Natural Beauty. The Weary, which

fronts onto a main road, formerly comprised a pub/ restaurant with five en-suite letting rooms above, but is currently vacant. Planning permission has recently been granted to the convert the building into four holiday units and the applicant has started to implement this permission.

- 3.2 The building is finished in white render under a slate roof. Owners accommodation was located in a converted stone barn to the rear of the property. This building lies outside the current application site and would be retained as a holiday cottage. There is a small car park for six cars to the front of the building and a small beer garden to the rear. Residential properties adjoin The Weary to both sides, with The Duke of Cumberland Public House, being located directly across the road.

Background

- 3.2 In October 2011, planning permission was granted for the change of use from inn/restaurant to holiday accommodation and alterations to create 5no. holiday units (11/0683). A revised application to convert the building into 4no. holiday units was approved in December 2012 (11/1091).

The Proposal

- 3.3 The proposal is seeking to demolish The Weary and to replace it with two three-bedroom and one two-bedroom dwellings. The existing cottage that is located to the rear of The Weary is excluded from the application site and this would be retained as holiday accommodation. A new access would be created to this property and a garden and two car parking spaces would be provided within the application site.
- 3.4 The main front elevation of The Weary, that lies to the south of the existing car park, would be replaced by a pair of semi-detached two-and-a-half storey dwellings (Cottages 1 & 2). The front elevation would contain a single-storey section which would have lead flat roof dormer windows within the slate roof. The main roof, which would also be slate, would contain rooflights. The height of the new dwellings would be 1.4m higher than the height of the existing building but would be the same height as that of the neighbouring property, The Birches. The rear elevation of Cottage 1 would have a single-storey extension, which would link into a two-storey extension on the rear of Cottage 2. Good sized gardens would be provided to the rear of the dwellings, with cycle stores being provided on the southern boundary. The cottages would contain an open plan living/ dining area, a kitchen and a w.c. to the ground floor; two bedrooms and a bathroom to the first floor (with Cottage 2 having an en-suite bedroom) and an en-suite bedroom in the roofspace.
- 3.5 The section of The Weary that lies to the east of the car park and abuts the highway would be replaced by a two-storey two-bedroom cottage (Cottage 3). This would have a side elevation facing the road, with the front elevation facing the car park. A single-storey section would be attached to the front and rear of the dwelling, with a large masonry chimney being added to the front elevation. This dwelling would have an open plan living/ dining area, a

kitchen and w.c. to the ground floor and two bedrooms (one en-suite) and a bathroom to the first floor. The dwelling would have a small rear garden, which would be enclosed by a garden wall, and which would contain a bin store and cycle store to the rear.

- 3.6 The dwellings would be finished in render, under reclaimed slate roofs, with timber windows, with masonry sills and hardwood doors.
- 3.7 Six car parking spaces would be provided for the three dwellings on the site of the existing car park.

4. Summary of Representations

4.1 This application has been advertised by the posting of a site notice, and also the posting of 8 notification letters to neighbouring properties. In response, 13 letters of objection have been received to the proposal.

4.2 The letters of objection make the following points:

- Site is not large and to have 4 dwellings, some of which are three-storey, is out of proportion and an over development of the site - 1 or 2 dwellings on the site would be more appropriate;
- The building, which is to be demolished, dates back to the C18th and has historic significance especially in relation to the village itself;
- Proposed dwellings are out of character with the rest of the properties in the centre of the village - they look like town houses, most dwellings are cottage/farmhouse style properties;
- The raised rooflines and modern style will be totally out of context;
- There are no 3 storey buildings in the vicinity;
- The dwellings will unsympathetically dominate the visual aspect of Castle Carrock from all directions;
- Presume the holiday cottage to the rear would be sold as an individual dwelling;
- The proposal encroaches onto the neighbours land;
- The height of the buildings will reduce light coming into The Birches via rooflights. It would totally block light coming into the en-suite and substantially affect light coming into the wardrobe area and the master bedroom;
- The proposed two-storey rear extension would impact on the view/light into a kitchen/dining room of The Birches - the kitchen window is the only direct source of light into this room and if the extension is built right in front of this window it would be over dominant as to not only affect the light and views but also the enjoyment of the main living area of the property. No objections to a

single-storey extension because historically there has been a single-storey conservatory;

- A bathroom window at first floor level above the kitchen in the Birches would be affected by the two storey extension in the same way;
- The proposal includes two windows in the west elevation - there are currently no such openings - if these windows open outwards they would open onto the land owned by The Birches;
- Occupiers of The Birches would be able to look into these windows, leading to a loss of privacy for future occupiers;
- The rooflights at the rear would be 1 to 2m above ground floor level - an adult will be able to stand at these and look directly into the bathroom of The Birches;
- Originally the building was going to be converted into holiday accommodation which would preserve the facade of the building;
- The Weary is an historic building and should be preserved. All efforts should be made to address its structural problems with demolition as a last resort;
- When the barn behind the Weary was converted into living accommodation 5 years ago it could not be sold off as a separate dwelling, presumably due to restrictive access;
- The creation of a vehicular access adjacent to Bag End which is over 200 years old might result in de-stabilisation of the property. The Weary has been de-stabilised following excavation work last summer and such disturbance close to Bag End could cause similar structural issues. There should be no excavation within 3m of Bag End.;
- The lack of space at the rear of the development will mean vehicles reversing out into a busy road;
- Whilst the roofline would be the same as that of The Birches, that property is built on higher ground and it should not be used as a precedent to replicate The Birches roofline;
- The village doesn't need more houses - it would benefit more from some local business units or other uses that bring people into the village;
- The site is in an Area of Outstanding Natural Beauty and this should be taken into account, when designing the dwellings;
- There is no evidence that The Weary cannot be remedied or rectified - setting aside financial implications and taking into account the historical significance of the building it should be retained;
- Holiday lets would have supported the local term viability of existing businesses in the village and would be of great benefit to the village;

- Unrealistic parking provision is shown for the three properties, which is likely to lead to parking and congestion in the busiest part of the village.

5. Summary of Consultation Responses

North Pennines AONB Partnership: - comments awaited;
 Castle Carrock Parish Council: - objects to the proposal. The Weary is a landmark building within the village and should be subject to listing and should have the frontage changed as little as possible. Surprised that the building has suddenly deteriorated to the point where it needs demolition. There are no structural problems that cannot be resolved - the main reasons for wanting to demolish the building are purely financial and are planned to maximise the commercial potential of the site. The replacement by a 3-storey building in this prominent location is entirely unacceptable. The proposed buildings are ill-designed and unsympathetic. The height will compromise 'Bag End' dwarfing it by some considerable height. Proposal is entirely out of keeping with other buildings in the village and is without precedent. The approved holiday accommodation would boost the economy of the village, whereas dwellings would not have this potential;
 Carlisle Airport: - comments awaited;
 Local Environment - Drainage Engineer: - comments awaited;
 Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objections, subject to conditions;
 Local Environment - Environmental Protection: - no objections;
 United Utilities - (for water & wastewater comment): - no objections. Surface water should discharge to a soakaway as stated on the application;
 Cumbria County Council - (Archaeological Services): - an archaeological building recording programme should be undertaken in advance of development and this should be secured by condition;
 Housing Strategy & Support: - request an affordable housing contribution of 10% of the 3 units by way of a commuted sum.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, DP9, H1, H5, CP2, CP5, CP12 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:
1. Whether The Proposal Is Acceptable In Principle
- 6.2 The site is in the middle of Castle Carrock, which is identified as a Local Service Centre in the adopted Local Plan. The redevelopment of the site for housing is, therefore, acceptable in principle, subject to other policies in the Local Plan being satisfied.
2. Whether The Demolition Of The Weary Would Be Acceptable
- 6.3 Planning permission currently exists to the convert The Weary into holiday

accommodation. This proposal is seeking to demolish the building and to redevelop the site for housing. Whilst the building is of local historic interest, it is not listed and does not lie within a conservation area. The Council cannot, therefore, prevent the building from being demolished.

- 6.4 The application is accompanied by a Structural Report, which identifies that there are a number of structural problems with the building, which only became apparent when the conversion of the building to holiday cottages commenced. This identifies that whilst there are options to repair the structural defects there is no guarantee that these works would be successful and the cost of repairs would not be viable for the intended use. The new proposals which replace the existing building with new buildings, provide a solution with more certainty and the guarantee of a workable solution that is economically viable. The Council's Building Control Section has been consulted on the Structural Report and concurs with its findings. In light of the above, the proposal to demolish the existing buildings would be acceptable.

3. Whether The Scale And Design Would Be Acceptable

- 6.5 A number of objections have been received which consider that the scale and design of the proposed dwellings would be out of keeping with the character of the village. Whilst it is acknowledged that the dwellings would be higher than the existing building, the ridge heights of the semi-detached dwellings would be the same as the ridge height of the neighbouring property, The Birches, and would not, therefore, be out of keeping. The detached dwelling would have a slightly lower ridge height than the semi-detached dwellings. Objectors have also raised concerns about three-storey dwellings. The semi-detached properties are actually two-and-a-half-storey and would contain accommodation in the roofspace, which would be served by rooflights. They would have the appearance of two-storey dwellings when viewed from road to the front of the site. The detached dwelling would be two-storey.

- 6.6 The dwellings would incorporate single-storey sections, chimneys and lead dormers and would be visually interesting. They would be finished in render, under a slate roof, with timber windows and doors. The Weary itself is finished in render under a slate roof. The Council's Heritage Officer has raised no objections to the design of the dwellings.

- 6.7 In light of the above, the scale and design of the proposed dwellings would be acceptable.

4. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

- 6.8 The Birches adjoins the site to the west and has a kitchen/ dining room window at ground floor level and a bathroom window at first floor level facing the site. The proposed single-storey extension on Cottage 1 and the two-storey extension on Cottage 2 would lie opposite the kitchen/ dining room window. The Weary previously had a conservatory to the rear in close proximity to this window and there were trees on the site boundary in close proximity to the window. The single-storey extension would have an eaves height of 2.4m and a maximum height of 4.1m and due to the change in levels

between the sites would not adversely affect this window. Whilst the two-storey extension would have a side elevation 8m away from this kitchen window it would only project out 2.3m and would have a maximum height of 6.6m. It would not, therefore, be over dominant and given its height and the fact that it lies to the east it would not have lead to a significant loss of light. The first floor bathroom window is not classed as a primary window and so has no protection under policy. The amended plans that have been received remove the windows from the side elevation facing The Birches.

- 6.9 The occupier of The Birches has also raised concerns about loss of light to their rooflights, which provide the only natural light to an en-suite bathroom and wardrobe area. These are not primary windows and the loss of light to these areas, which is not likely to be significant, would not be sufficient to warrant refusal of the application. Concerns have also been expressed about overlooking of The Birches bathroom window from rooflights in the proposed dwellings. These would, however, face the rear garden of the proposed dwellings and would not easily permit overlooking of The Birches.
- 6.10 Bag End has a single-storey section along the boundary with the application site, which would lie in close proximity to the proposed two-bedroom dwelling (Cottage 3). This building does not, however, have any windows in the elevation facing The Weary and would not, therefore, be adversely affected.
- 6.11 Whilst Cottage 3 would have bedroom windows in the side (east) and rear elevations, the acute angle would not allow overlooking of Bag End. Cottage 2 would only have a bathroom window at first floor level in the elevation facing Bag End.
- 6.12 The owner of Bag End has raised concerns about the impact that any construction works (particularly the construction of the new access) would have on this property. This is not, however, a planning issue but is covered by other legislation.
- 6.13 In light of the above, the proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

5. Affordable Housing

- 6.14 The application proposes the erection of three new dwellings and, therefore, in accordance with Policy H5 of the adopted Local Plan, an element of affordable housing must be provided. On this site, the affordable housing provision equates to 0.3 of a unit (i.e. 10% of 3 units). Given that the Council cannot reasonably request a full affordable unit from the developer, the Housing Strategy Team has requested a commuted sum and this would need to be secured through a Section 106 Agreement.

6. Protected Species

- 6.15 A Bat Report has been submitted with the application. This includes a Mitigation Strategy for bats and these mitigation measures, which would be enforced by condition, would ensure that the proposal does not have an adverse impact on bats.

7. Highway Matters

- 6.16 Six car parking spaces would be provided for the three dwellings, with two spaces also being provided for the retained holiday cottage and this is acceptable to County Highways. The proposed new access to serve the retained holiday cottage would also be acceptable to County Highways.

Conclusion

- 6.17 The proposal would be acceptable in principle. The scale and design of the proposal would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance. The proposed access and parking arrangements would be acceptable and the proposal would not have an adverse impact on protected species. In all aspects, the proposal is compliant with the relevant planning policies contained within the Carlisle District Local Plan 2001-2016.

7. Planning History

- 7.1 In January 2008, planning permission was granted for the erection of orangery to replace existing lean to conservatory (07/1320).
- 7.2 In October 2011, planning permission was granted for the change of use from inn/restaurant to holiday accommodation and alterations to create 5no. holiday units (11/0683).
- 7.3 In December 2012, planning permission was granted for the change of use from inn/restaurant to holiday accommodation and alterations to create 4no. holiday units (11/1091).

8. Recommendation: Grant Subject to S106 Agreement

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

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

2. The approved documents for this planning permission comprise:
1. the submitted planning application form, received 30 November 2012;
 2. Design & Access Statement, received 30 November 2012;
 3. Phase 1 Environmental Review, received 30 November 2012;
 4. Bat Survey, received 30 November 2012;

5. Site Location Plan, received 30 November 2012 (Plan No. 11.05/P/001B);
6. Existing Site Plan, received 30 November 2012 (Plan No. 11.05/P/002 Rev A);
7. Proposed Site Plan, received 9 January 2013 (Plan No. 11.05/P/003 Rev E);
8. Proposed Ground Floor Plan, received 9 January 2013 (Plan No. 11.05/P/006 Rev D);
9. Proposed First Floor Plan, received 9 January 2013 (Plan No. 11.05/P/007 Rev D);
10. Proposed Second Floor Plan, received 9 January 2013 (Plan No. 11.05/P/008 Rev C);
11. Proposed Roof Plan, received 9 January 2013 (Plan No. 11.05/P/009 Rev C);
12. Existing North Facing Elevations, received 30 November 2012 (Plan No. 11.05/P/010);
13. Proposed North Facing Elevations, received 9 January 2013 (Plan No. 11.05/P/011E);
14. Proposed South Facing Elevations, received 9 January 2013 (Plan No. 11.05/P/012C);
15. Proposed West Facing Elevations, received 9 January 2013 (Plan No. 11.05/P/013B);
16. Proposed East Facing Elevations, received 10 December 2012 (Plan No. 11.05/P/014 Rev A);
17. Proposed West Facing Elevation & Cross Section, received 30 November 2012 (Plan No. 11.05/P/015);
18. the Notice of Decision; and
19. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

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

Reason: To ensure the works harmonise as closely as possible with

dwellings in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

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

5. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works 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 and foul drainage disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwellings 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 Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. No dwelling shall be occupied until the vehicular access and parking requirements have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior

consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8.

9. Prior to the commencement of development the applicant shall submit, for approval in writing by the Local Planning Authority, details of the proposed mitigation measures in relation to bats. The development shall then be carried out in strict accordance with these mitigation measures.

Reason: In order to protect bats, in accordance Policy CP2 of the Carlisle District Local Plan 2001-2016.

10. Prior to the carrying out of any demolition works the existing buildings affected by the proposed development shall be recorded in accordance with a Level 2 survey as described by English Heritage's document Understanding Historic Buildings A Guide to Good Recording Practice, 2006. Within 2 months of the commencement of construction works 3 copies of the resultant level 2 survey report shall be furnished to the Local Planning Authority.

Reason: To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their demolition as part of the proposed development

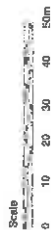
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FOR PLANNING APPLICATION

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SPICER APD

project : **The Weary, Castle Carcock, Brampton**
 client : **Mr A Sykes**
 date: **Nov 2012**

drawing: **Site Location Plan**
 ref: **11.05/P/001B**
 scale: **1:1250 @**

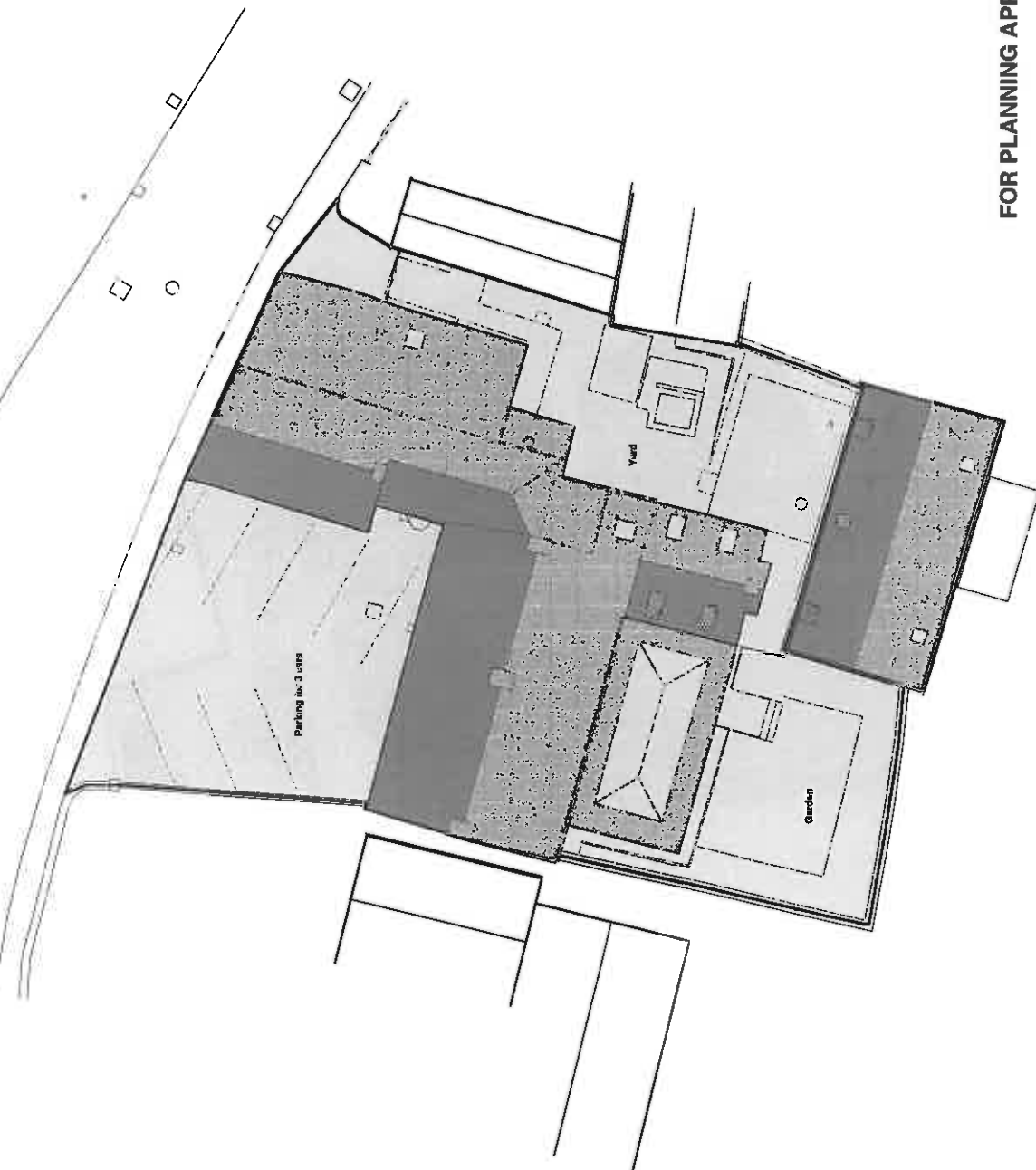


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FOR PLANNING APPLICATION



drawing: Existing Site Plan
 ref: 11.05/P/002 Rev A
 scale: 1:200 @ A3

project : The Weary, Castle Carcock, Brampton
 date: Nov 2012
 client : Mr A Sykes

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FOR PLANNING APPLICATION

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 tel: +44 (0) 1993 824947 ~mail: spicer@blinternet.com

project : The Weary, Castle Carrook, Brampton
 client : Mr A Sykes
 Nov 2012

drawing: Proposed Site Plan
 ref: 11.05/P/003 Rev E
 scale: 1:200 @ A3



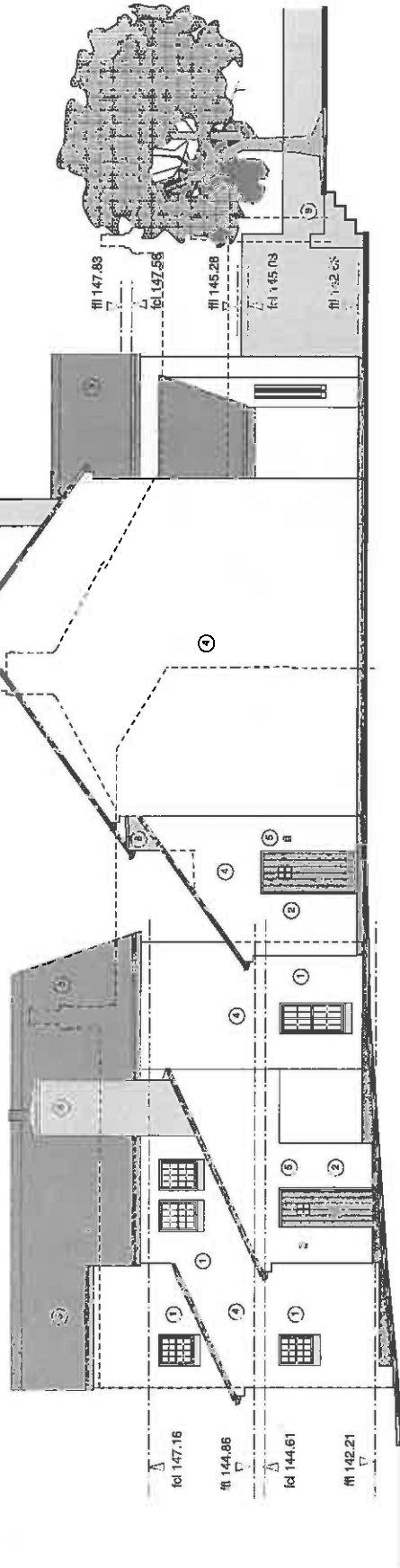
FOR PLANNING APPLICATION

PROPOSED NEW COTTAGES

COTTAGE 3

COTTAGE 1

ridge 151.29



datum 140.00

PROPOSED WEST FACING ELEVATIONS COTTAGE 1 AND COTTAGE 3

KEY

- 1 windows as Magnet Cottage Bar or similar approved with masonry sills
 - 2 glazed hardwood door and frame
 - 3 roof finished with reclaimed re-used Welsh slate roofing including matching bat slate units, roof vent units and ridge units
 - 4 external walls to be finished with smooth surface self coloured polymer modified render.
 - 5 exterior light
 - 6 masonry chimney stack with clay terminals
 - 7 conservation type rooflight
 - 8 lead faced dormer window
 - 9 masonry garden wall with metal railings and h/w gate
- outline of existing building to be removed



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project : The Weary, Castle Carcock, Brampton
client : Mr A Sykes
date: Nov 2011

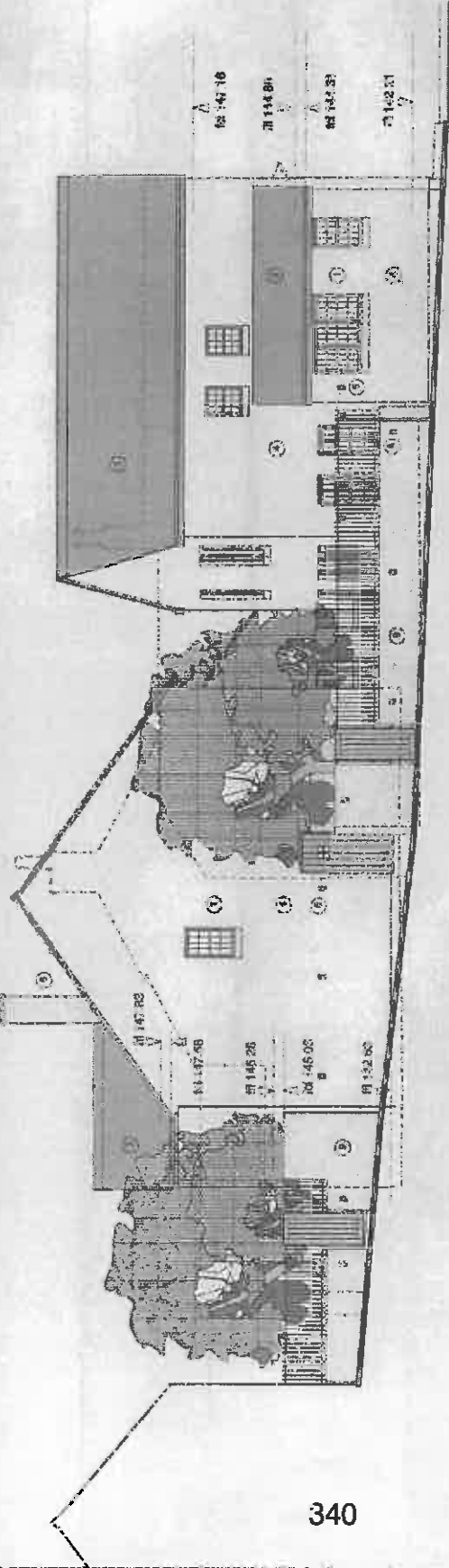
drawing: Proposed West Facing Elevation
ref: 11.05/P/013B
scale: 1:100 @ A3

FOR PLANNING APPLICATION

PROPOSED NEW COTTAGES

COTTAGE 3

COTTAGE 2



datum 140.00

KEY

- 1 Windows as Modern Cottage 2 & 3 style, approx 100mm ministry of 10
- 2 Glass fronted door, 2000mm x 2000mm
- 3 Roof finished with asphalt, covered with stone roofing, waterproofing including gable roof vent, soffits and fascia
- 4 External walls to be finished with smooth surface self coloured physical modified plaster
- 5 External Plaster
- 6 Smooth chimney stack with easy removal
- 7 Conservatory type roofslip
- 8 Light coloured window
- 9 External garden with view metal railings and 1.1m glass panels
- 10 Details of existing building to be removed

EAST FACING ELEVATIONS COTTAGE 2 AND 3



12/0923

SPICER

SPICER ARCHITECTURE PLANNING AND DESIGN
 Mulberry House, 17, Priory Lane, Bafford OX18 4SG
 Tel: +44 (0) 1993 824945 e-mail: spicer@bimlinteri.com

Project: The Weary, Castle Carroch, Brampton
 Client: Mr A Sykes
 Date: Nov 2011

Drawing: Proposed East Facing Elevation
 Ref: 11.05/P/014 Rev A Scale: 1:100 @ A3

FOR PLANNING APPLICATION

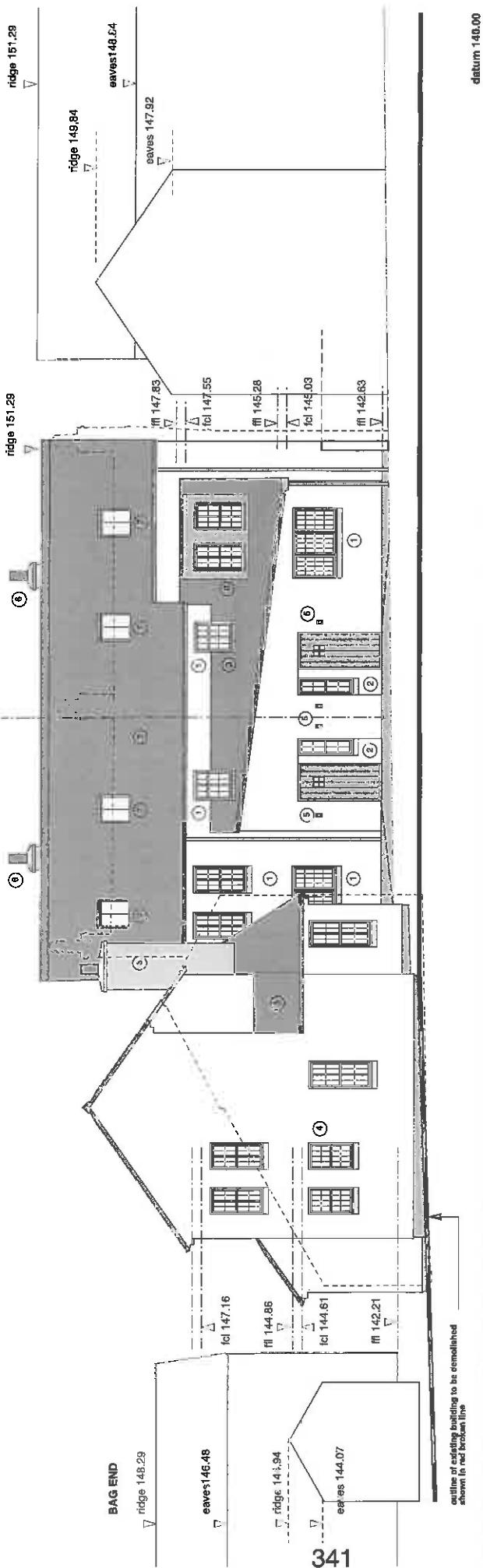
PROPOSED NEW COTTAGES

COTTAGE 3

COTTAGE 2

COTTAGE 1

THE BIRCHES



PROPOSED NORTH FACING ELEVATIONS

- KEY**
- ① windows as original Cottage Bir or similar approved with masonry glazing
 - ② glazed hardwood door and frame
 - ③ roof finished with reclaimed/re-used Welsh slate roofing including matching oak slate eaves, roof vent units and ridge units
 - ④ external walls to be finished with smooth surface self-coloured polymer modified render.
 - ⑤ exterior light
 - ⑥ masonry chimney stack with clay terminal
 - ⑦ conservation type rooflight
 - ⑧ lead faced dormer window
 - ⑨ masonry garden wall with metal railings and h/w gates
 - outline of existing building to be removed



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 Mulberry House, 17 Priory Lane, Burford OX18 4SG
 tel: +44 (0) 1993 824945 e-mail: spicer@btinternet.com

project : The Weary, Castle Carrook, Brampton
 client : Mr A Sykes
 date: Nov 2011

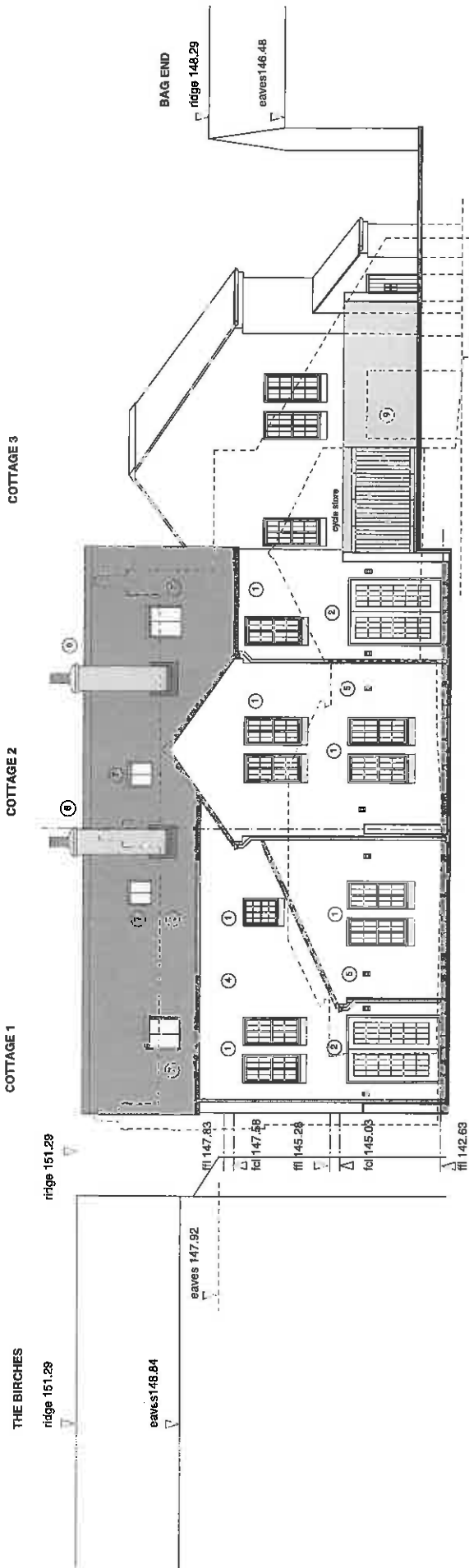
drawing: Proposed North Facing Elevation
 ref: 11.05/P/011 E
 scale: 1:100 @ A3



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FOR PLANNING APPLICATION

PROPOSED NEW COTTAGES

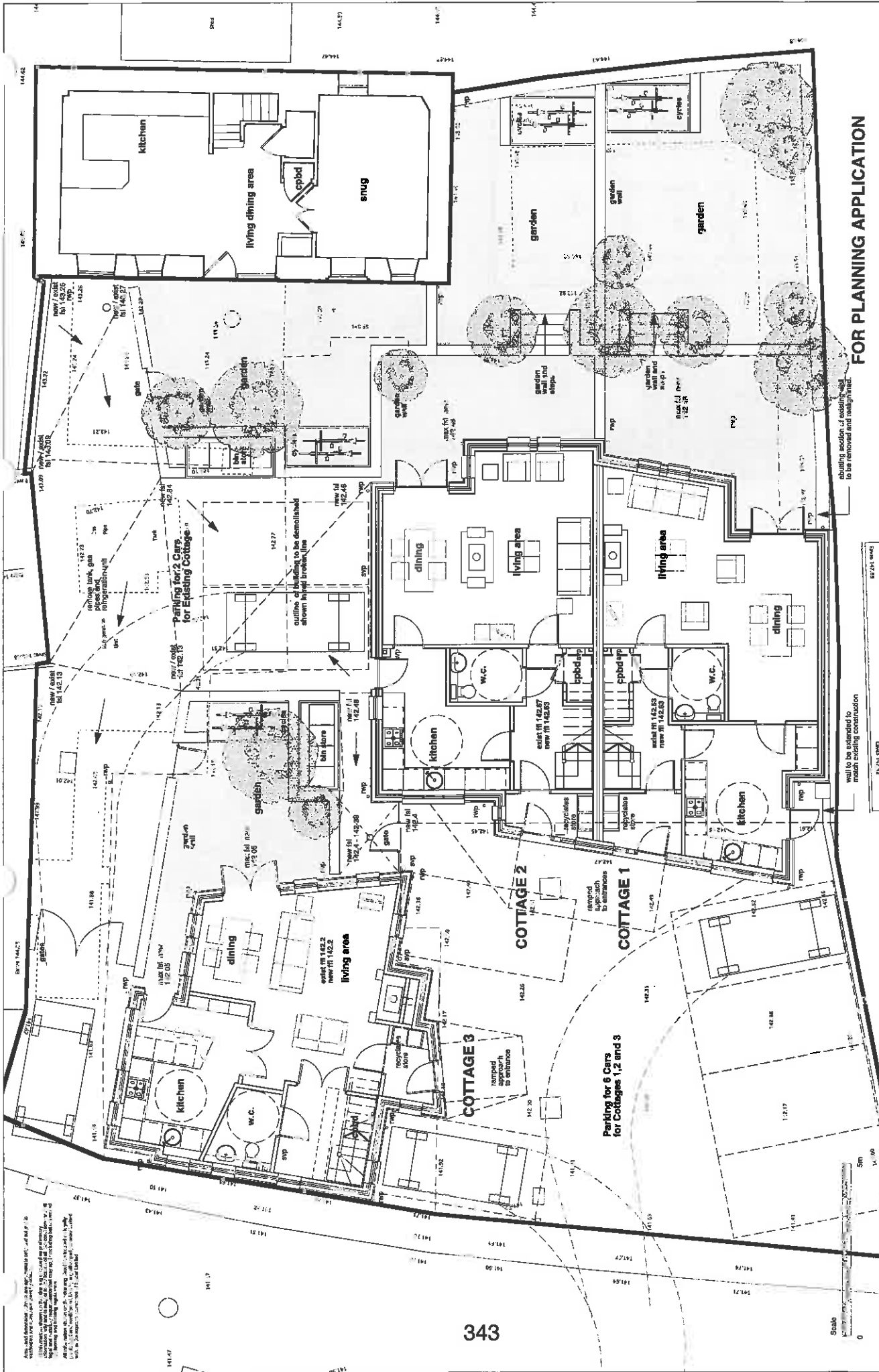


SPICER ARCHITECTURE PLANNING AND DESIGN
Mulberry House, 17 Priory Lane, Burford OX18 4SG
tel: +44 (0) 1993 824733 email: spicer@blinternet.com

project : The Weary, Castle Carrock, Brampton
client : Mr A Sykes
: Nov 2011

drawing: Proposed South Facing Elevation
ref: 11.05/P/012 C
scale: 1:100 @ A4





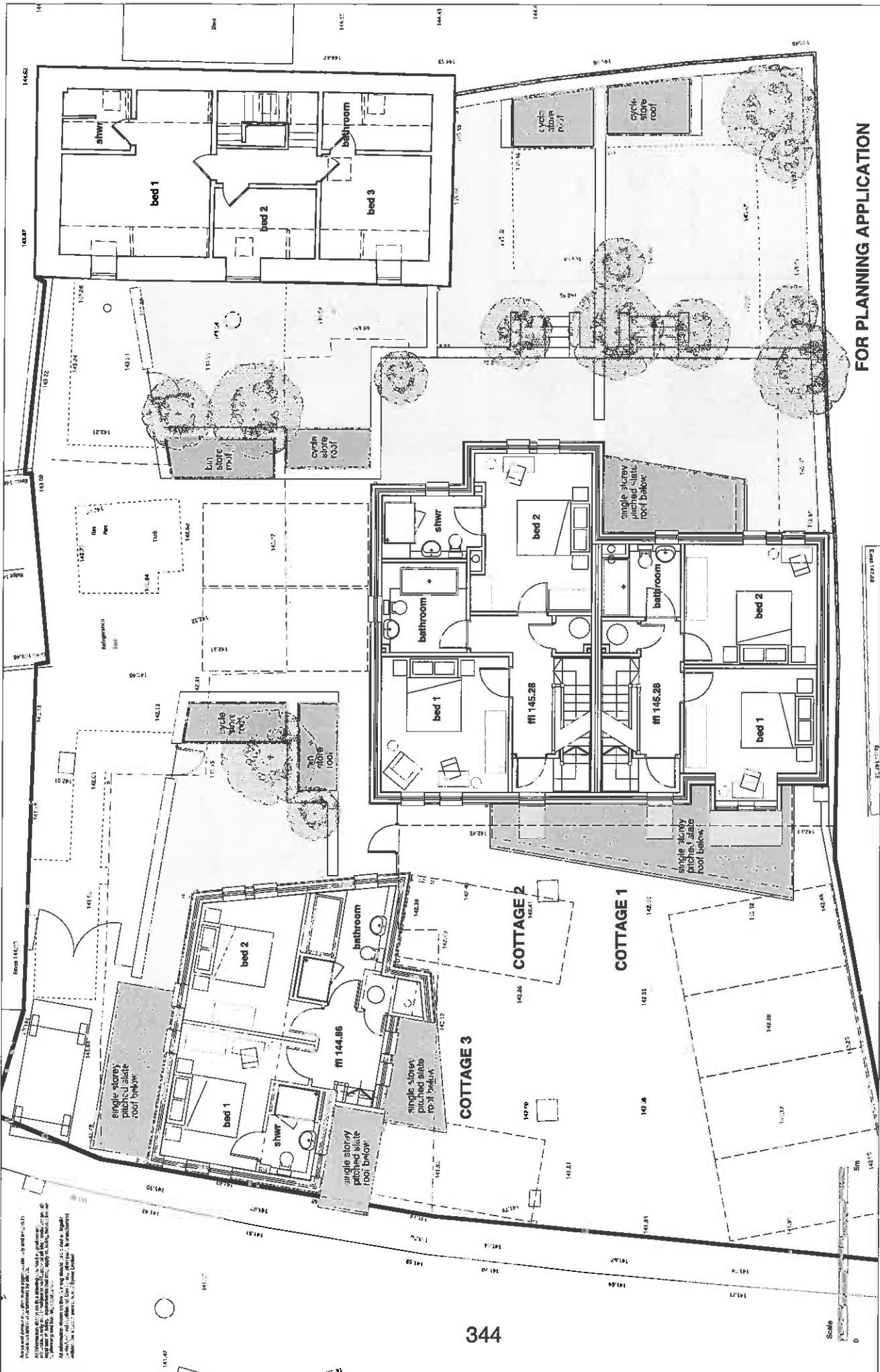
FOR PLANNING APPLICATION



project : The Weary, Castle Carcock, Brampton
 client : Mr A Sykes
 drawing: Proposed Ground Floor Plan
 ref: 11.05/P/006 Rev D
 date: Nov 2012
 scale: 1:100 @ A3

SPICER ARCHITECTURE PLANNING AND DESIGN
 Mulberry House, 17 Priory Lane, Burford OX18 4SG
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SPICER APD



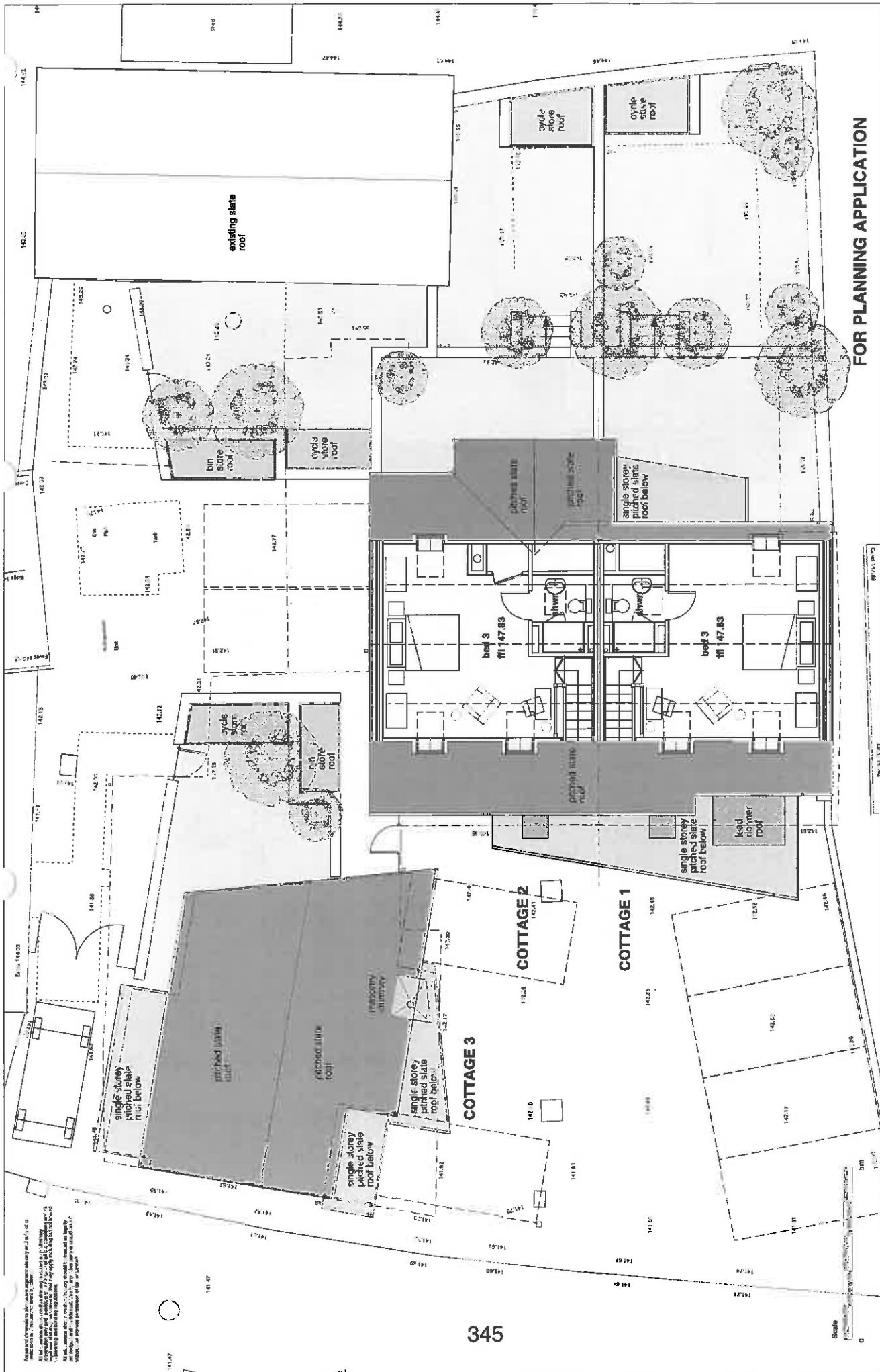
FOR PLANNING APPLICATION

project : The Weary, Castle Carrook, Brampton
 drawing: Proposed 1st Floor Plan
 ref: 11.05/P/007 Rev D scale: 1:100 @ A3

client : Mr A Sykes
 date : Nov 2012

SPICER ARCHITECTURE PLANNING AND DESIGN
 Mulberry House, 17 Priory Lane, Burford OX18 4SG
 tel: +44 (0) 1993 824947 e-mail: spicer@blinternet.com

SPICER APD



FOR PLANNING APPLICATION



project : The Weary, Castle Carcock, Brampton
 drawing: Proposed 2nd Floor Plan
 client : Mr A Sykes
 date: Nov 2012
 ref: 11.05/P/008 Rev C
 scale: 1:100 @ A3

SPICER ARCHITECTURE PLANNING AND DESIGN
 Mulberry House, 1/7 Priory Lane, Burford OX18 4SG
 tel: +44 (0) 1993 824945 e-mail: spicer@btinternet.com

SPICER APD

345



FOR PLANNING APPLICATION



drawing: Proposed Roof Plan

scale: 1:100 @ A3

project : The Weary, Castle Carrock, Brampton

ref: 11.05/P/009 Rev C

Nov 2012

client : Mr A Sykes

SPICER ARCHITECTURE PLANNING AND DESIGN
 Mulberry House, 17 Priory Lane, Burford OX18 4SG
 tel: +44 (0) 1993 824947 e-mail: spicer@btinternet.com

SPICER APD

SCHEDULE A: Applications with Recommendation

13/0030

Item No: 17

Date of Committee: 08/03/2013

Appn Ref No:
13/0030

Applicant:
Mr Isaac Stewart

Parish:
Rockcliffe

Date of Receipt:
14/01/2013

Agent:

Ward:
Longtown & Rockcliffe

Location:

Atchin Tan, Low Harker, Carlisle, CA6 2DD

Proposal: Replacement Of Existing Chainlink Fence With 2.4 Metre High Concrete Panel Fence (Retrospective Application)

REPORT

Case Officer: Angus Hutchinson

1. Recommendation

- 1.1 It is recommended that this application is approved subject to the imposition of a condition.

2. Main Issues

- 2.1 Impact on visual/residential amenity.
2.2 Impact on the character of the area.

3. Application Details

The Site

- 3.1 Hawthorns (formerly Ghyll Bank House) is located to the east of the M6 on the southern side of the road leading to Harker with access achieved via an unclassified lane to the west of Ghyllwood, opposite the Harker electricity sub-station and buildings occupied by FPL and Haulage Express Ltd. The site currently comprises a detached house with an ancillary annexe (referred to as Hawthorns Cottage); a portacabin/office, a corrugated sheeted building; a storage area for caravans (i.e. "Carlisle Caravan Storage"); and a private Gypsy and Traveller site with full permission for 12 pitches (Atchin Tan). The northern boundary of Hawthorns (inclusive of Atchin Tan) adjoins the City

Council's Gypsy-Traveller site at Low Harker Dene and the property known as Ghyll Bank Park.

- 3.2 In April 2009, under application 08/1204, planning permission was given for the private Gypsy and Traveller site at Atchin Tan.

Background

- 3.3 In October last year the occupiers of Ghyll Bank Park visited the Civic Centre to, amongst other things, state their objection to the erection of a concrete wall 2.4 metres in height delineating the boundary with Atchin Tan - in particular a north eastern section of the wall approximately 20 metres in length.
- 3.4 Following investigation, the available records indicate that the wall in question replaced a chain link fence 2.4 metres in height with barbed wire above, and was constructed prior to June 2010 in association with the implementation of the permission granted under 08/1204.
- 3.5 During a site meeting on the 23rd November 2012 the occupier of Ghyll Bank Park (Mr W Francis) explained that there were concerns regarding the wall because of its appearance and alleged movement within the brackets of the steel stanchions during high winds. In response to these concerns, and with the then agreement of Mr Francis, the operator of Atchin Tan (Mr I Stewart) consented to inserting additional wall plugs, and the planting of wall climbing species.
- 3.6 On the 5th December 2012 the Council received a letter from an agent acting on behalf of Mr Francis explaining that, since the site meeting, his client (in consultation with members of his family) were not now satisfied with the suggested solution. The letter stating that the wall had been erected in the last couple of years without planning permission, and allegedly transgresses the boundary line between the two properties. Mr Francis now wants the Council to take enforcement action to have the wall removed. This wish was reiterated by Mrs Francis and one of her daughters when visiting the Civic Centre also on the 5th December.

The Proposal

- 3.7 The application is accompanied by a Design and Access Statement which explains that: the majority of the wall is hidden from view by an existing row of leylandi conifers; the section of wall which is seen is viewed behind an existing concrete and wood panel fence; should the application be successful the applicant would plant suitable climbing plants as recommended by the Council's Landscape/Tree Officer; and the purpose of the wall is to provide a solid, secure boundary for the occupiers of Atchin Tan, and help maintain the privacy of the neighbours.

4. Summary of Representations

4.1 This application was advertised in the form of the direct notification of the occupiers of two neighbouring properties. In response, the Council has received nine letters raising the following objections and concerns about the proposal.

- 1) The “fence” is unsightly and oppressive because of its height, type of construction and materials used – resembles a security compound. The previous wire mesh fence was less unsightly
- 2) The “fence” is not of a proprietary construction.
- 3) The “fence”, because of its non proprietary construction, is dangerous - do not park vehicles adjacent to the “fence”. Young children play within the area of land adjacent to the wall.
- 4) The fence transgresses the boundary onto the property of Ghyll Bank Park.
- 5) Does Atchin Tan (Caravan Park) have planning permission for the floodlights and security cameras which allegedly overlook and have an adverse effect on the privacy and amenity of Ghyll Bank Park?

5. Summary of Consultation Responses

Cumbria Constabulary - North Area Community Safety Unit (formerly Crime Prevention): - the submitted Design and Access Statement reports that the replacement structure has been chosen for security and privacy purposes. The intention is to create a physical barrier that exhibits two specific characteristics, i.e. resistance to physical breaching and deterrence to climbing. However, other site specific characteristics should also be considered when specifying a security perimeter such as enhancing surveillance opportunities through the structure (so that intruders may be noticed); appearance; protection against burrowing; and maintenance requirements.

Consequently, security perimeters normally take the form of fences, rather than solid walls.

A block or brick wall may be specified as a security barrier – if surveillance opportunities are not appropriate or feasible. To be effective, the barrier should be not less than 2.0m in height, constructed so that no feature can be exploited as a climbing aid and topped with a triangular-profiled coping.

In this case, the stated requirement for privacy compromises surveillance opportunities. The nature of the barrier’s construction introduces an obvious visual obstruction, which the applicant has decided supersedes other beneficial attributes.

In the context of the submitted comments referring to the stability and integrity of the structure, the applicant will always be subject to responsibilities under Occupiers Liability legislation.

Rockcliffe Parish Council: - do not wish to make any representation on the proposal.

6. Officer's Report

Assessment

- 6.1 At a general level, the material issues when considering a proposal for a domestic wall or fence revolve around questions of visual/residential amenity; character of the area; traffic safety; and security.
- 6.2 When considering visual amenity it is evident that the existing residential chalet at Ghyll Bank Park is located to the immediate north of a concrete and wooden panel fence behind which there is the existing coniferous hedge. At the time of the most recent visit on the 15th February 2013 there were no caravans located in the yard area of Ghyll Bank Park to the east of the wall. The element of the wall of particular concern runs at right angles in a southerly direction away from the chalet. The yard area leading to the chalet measures approximately 27 metres by 20 metres on the northern side of which there is an outbuilding (approximately measuring 14 metres by 6 metres). The yard area, although enclosed, is relatively open and spacious. As such it is not considered that the wall gives rise to an unacceptable overbearing effect on the living conditions of the occupiers of Ghyll Bank Park.
- 6.3 When assessing the proposal in terms of its impact on the character of the area the common elements relate to such natural features as the hedgerows and field patterns. The built development consists of a range of designs, materials and form reflecting the nature of the existing uses. The wall is set back approximately 27 metres from the lane such that it is not viewed along the highway. However, the wall is directly viewed from the highway at the the point of the vehicular access serving Ghyll Bank Park. Although partly screened by the existing concrete and timber panel fence serving Ghyll Bank Park, the use of concrete to construct the wall gives it an austere, utilitarian appearance. However, the passage of time combined with carefully chosen vegetation will cover and screen the wall. A condition can be imposed to achieve such an effect.
- 6.4 In relation to traffic safety, the wall does not transgress any sight lines.

Other Matters

- 6.5 The City Council's Principal Building Control Surveyor has confirmed that he is satisfied that the wall does not constitute a 'dangerous structure' as defined by section 77 of the Building Act 1984.
- 6.6 The allegation over ownership of land is not considered to be a determining consideration.
- 6.7 The installation of CCTV cameras at Atchin Tan are a separate and distinct matter to the proposal subject of this application.

Conclusion

- 6.8 The wall has an austere and utilitarian appearance. However, it is considered that it is neither detrimental to the "street scene" when generally viewed along the highway, nor gives rise to an unacceptable overbearing effect on the living conditions of the occupiers of Ghyll Bank Park. When viewed from the access serving Ghyll Bank Park the impact of the wall is mitigated by an existing fence whilst the impact of the element above the fence can be covered and softened by suitable planting. On this basis the proposal is recommended for approval.

7. Planning History

- 7.1 In 2009, under application, ref. no. 08/1204, planning permission was given for the creation of a private residential caravan park of 12 pitches.

8. Recommendation: Grant Permission

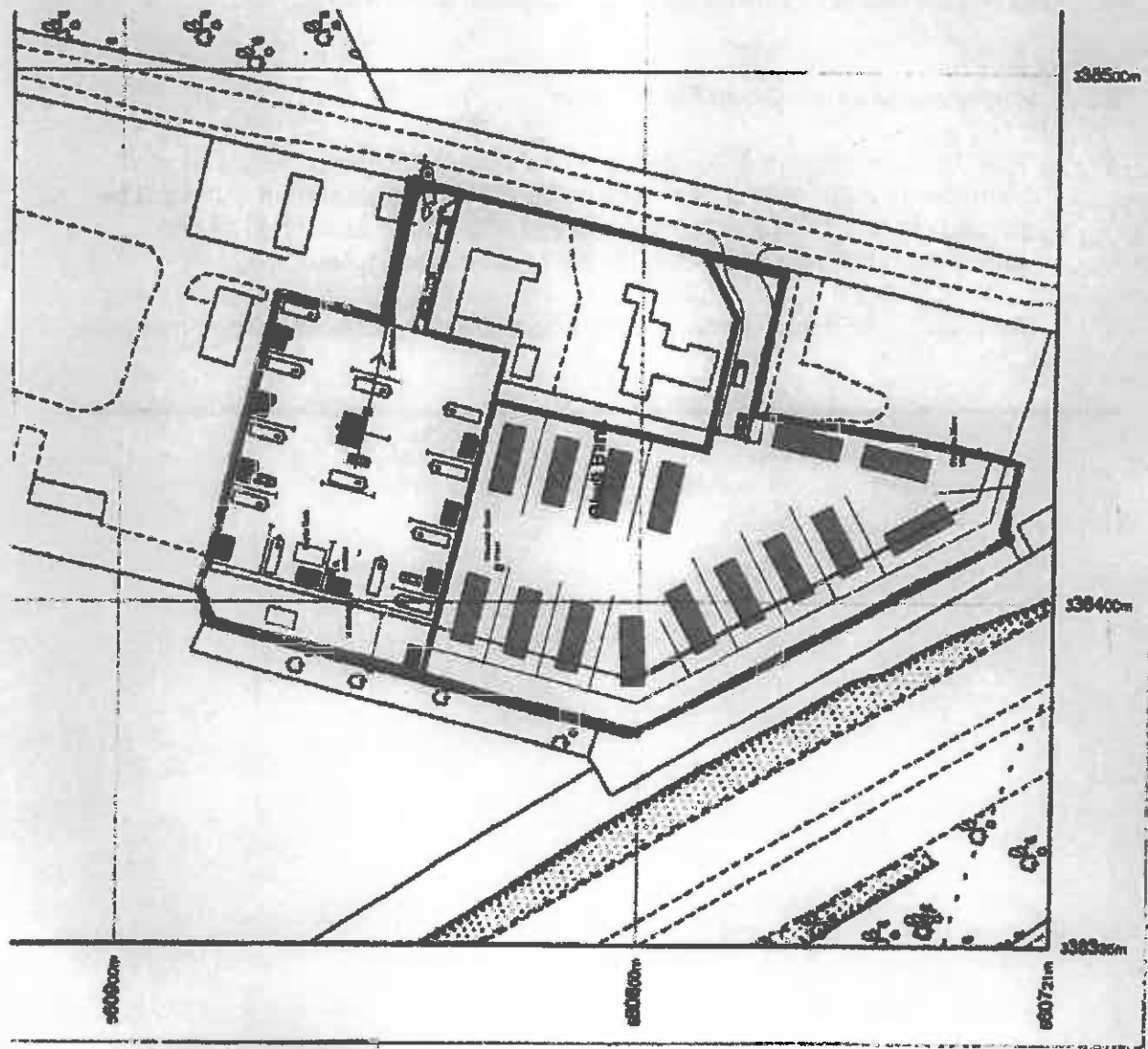
1. Prior to the expiration of the first growing season following the granting of permission, planting to screen and cover the hereby permitted wall shall be carried out and completed in accordance with details submitted to and approved in writing beforehand by the Local Planning Authority.

Reason: To ensure that a satisfactory planting scheme is implemented.

ATCHIU TAN
 CARMAN PARK.
 LOCATION PLAN
 DWG 01



SCALE 1:1250



RECEIVED
 14 JAN 2013
 13/0030

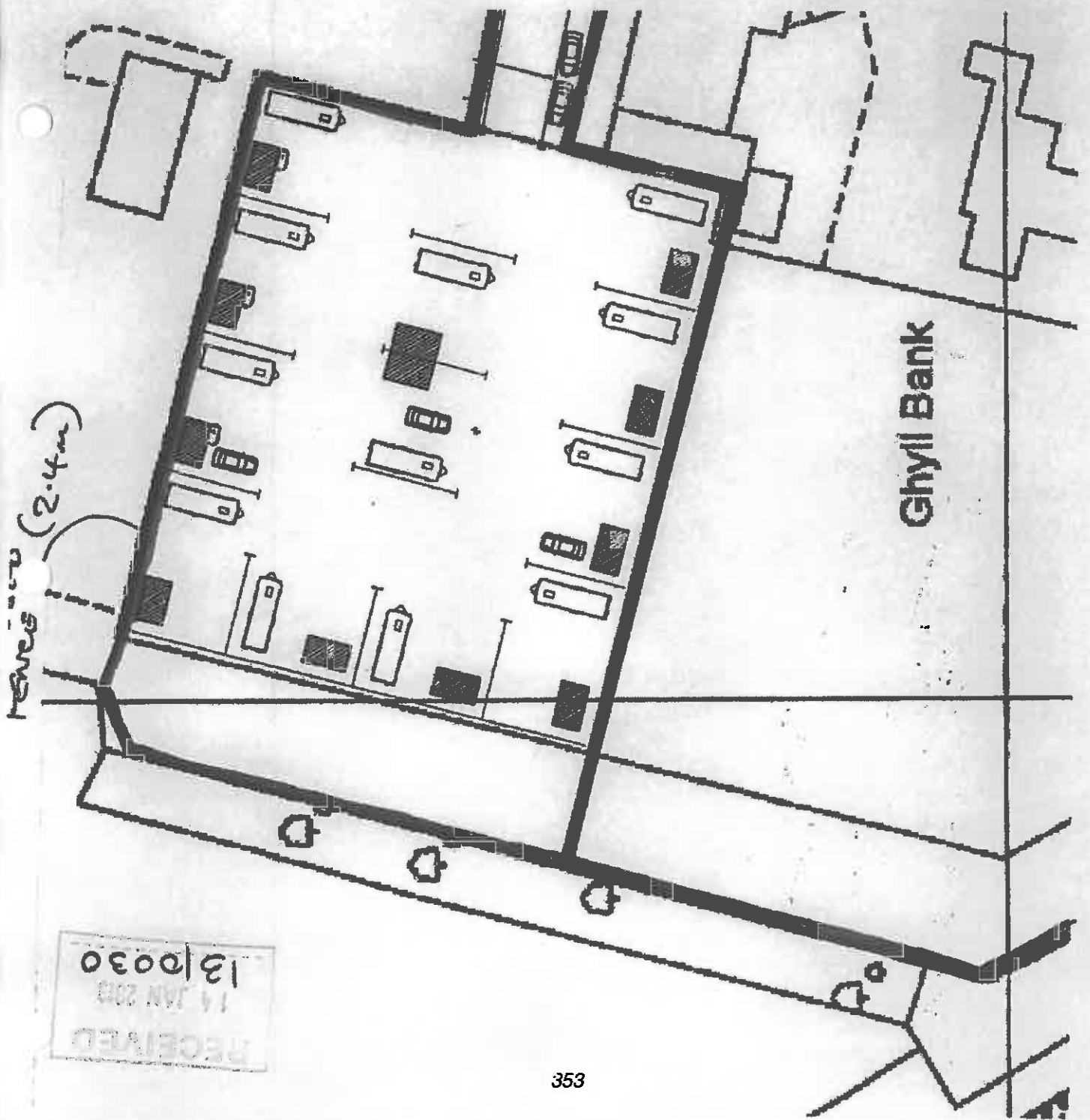
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ATCHIN TAN
Block Plan
DWG 02



NORTH

Scale 1:500



FENCE (2.4m)

Ghyll Bank

RECEIVED
14 JAN 2013
13/0030



SCHEDULE A: Applications with Recommendation

12/1052

Item No: 18

Date of Committee: 08/03/2013

Appn Ref No:
12/1052

Applicant:
Carlisle City Council -
Building Services

Parish:

Date of Receipt:
28/12/2012

Agent:
A L Daines & Partners

Ward:
Castle

Location:

Caldew Bridge And Land Adjacent Caldew Bridge,
Carlisle

Proposal: Extension Of Existing Cycle Way (Revised Application)

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that authority to issue is granted to the Director of Economic Development, subject to no issues being raised by the Assessment of Likely Significant Effects.

2. Main Issues

- 2.1 The Need For The Proposal
- 2.2 Whether The Scale And Design Would Be Acceptable
- 2.3 Impact On The City Centre Conservation Area
- 2.4 Impact On The River Eden Site of Special Scientific Interest
- 2.5 Other Matters

3. Application Details

The Site

- 3.1 The site includes a small section of the River Caldew Cycleway, that lies to the east of the CTD building and which links onto Viaduct Estate Road; a section of landscaping that lies to the rear of the Ceramic Tile Distributors (CTD) building; a section of the CTD car park; a section of existing tarmac

track, that runs parallel to Viaduct Estate Road; an archway that goes under the A595 Caldew Bridge; and an area of grass, which contains some trees and shrubs, that lies to the east of Caldew Bridge and between the River Caldew and West Coast Main Line.

Background

- 3.2 The River Caldew Cycleway currently links onto Viaduct Estate Road. Cyclists have to travel up the one way Viaduct Estate Road, against the flow of traffic, before having to cross the A595 Castle Way via a pedestrian crossing that is somewhat remote from the junction of Viaduct Estate Road and Castle Way.

The Proposal

- 3.3 The proposal is seeking to extend the existing River Caldew Cycleway that currently links onto the Viaduct Estate Road so that it exits directly onto Castle Way. The proposed cycleway would be extended to the rear of the CTD building on an area that is currently grass and shrubs and is adjoined by the flood defence wall. The cycleway would be 2.5m wide and would be adjoined by a free draining gravel service strip. The cycleway would then pass over part of the existing CTD car park. A 1.8m high palisade fence would separate the cycleway from the back of the CTD building and the car park. Lockable bollards would be used to prevent vehicular access onto the cycleway.
- 3.4 The cycleway would then continue over the existing tarmac track that runs adjacent to Viaduct Estate Road before continuing through the second archway that runs under the A595 Castle Way. The first archway is used by Network Rail for servicing the West Coast Main Line and the Environment Agency for maintaining the River Caldew.
- 3.5 The cycleway would then link into a ramp that would get cyclists and pedestrians up onto Caldew Bridge, the pavement of which would be approximately 5.8m above the cyclepath. This ramp would measure 47m in length by 8.9m in width and would have a gradient of 1:20. The ramp would be enclosed by handrails and would be constructed of steel, which would be coloured leaf green. The ramp would lie to the north of flood defence walls that adjoin the River Caldew and to the south of the West Coast Main Line.
- 3.6 Following comments from the Council's Access Officer, steps have been incorporated into the ramp and these provide access from Caldew Bridge to the eastern end of the ramp.
- 3.7 A small section of the parapet wall would be removed from the Caldew Bridge to provide access from the top of the ramp and a section of the parapet wall would be lowered to 1.4m to improve visibility for cyclists exiting the ramp. Although the cycleway would be located behind the flood defence walls, lockable flood gates would be provided at the top of the ramp, which would be closed if the cycleway is flooded. A safety barrier would be provided adjacent to the edge of Castle Way to prevent cyclists riding out into

the road.

- 3.8 The cycleway would be lit by lighting columns and bulk head lighting that would be attached to Caldew Bridge and the retaining wall of Viaduct Estate Road.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to two neighbouring properties. One letter of support has been received, which agrees totally with the plans, which would increase safer bicycle/footpath access to parks and many other facilities away from the many busy roads near the Carlisle to Dalston cycleway.

5. Summary of Consultation Responses

Cumbria Constabulary - North Area Community Safety Unit: - no comments on proposed structure. The palisade fence to the rear of the CTD building and alongside their car park is not suitable as it can be breached by several methods and is not aesthetically pleasing. A welded mesh fence should be considered as an alternative;

Cumbria County Council - (Archaeological Services): - no objections, subject to conditions (watching brief);

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objections, subject to conditions;

Environment Agency (N Area (+ Waste Disp & Planning Liaison Team): - no objections in principle, subject to conditions and the Flood Risk Assessment being implemented;

Local Environment - Environmental Protection: - no objections.

Enhancements should be considered for bats and otters;

Natural England - relating to protected species, biodiversity & landscape: - no objections;

Network Rail: - no objections, subject to conditions;

Access Officer, Economic Development - Building Control: - no objections;

United Utilities - (for water & wastewater comment): - no objections;

Conservation Area Advisory Committee: - objects to the current proposal - it is executed in an extremely inelegant way. It is an 'engineering solution' to a problem when it should be a 'design solution' that then requires the support of engineers.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies LE2, LE19, LE26, CP5 and CP15 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:

1. The Need for the Proposal
- 6.2 At present when cyclists reach the western end of the River Caldw Cycleway they have to travel up the one way Viaduct Estate Road, against the flow of traffic, before having to cross the A595 Castle Way via a pedestrian crossing that is somewhat remote from the junction of Viaduct Estate Road and Castle Way. The extended cycleway would allow cyclists and pedestrians to travel under Castle Way and access onto the northern side of Caldew Bridge via a ramp or steps, which would be very beneficial. The extension to the cycleway would be paid for by money that has been secured through a S106 Agreement attached to the Sainsbury planning permission, which is aimed at improving accessibility in the area.
2. Whether The Scale & Design Would Be Acceptable
- 6.3 The Conservation Area Advisory Committee has raised concerns about the design of the ramp. Whilst it is acknowledged that the ramp would be a large structure, it needs to be the scale proposed to get cyclists (at a gradient of 1:20) and pedestrians from the end of the cycleway up onto Caldew Bridge. The ramp has been redesigned following comments from the Council's Heritage Officer, and the ends have been curved to improve its visual appearance. The Council's preferred option, which would have involved providing a ramp through one of the arches and then attaching it to the side of Caldew Bridge, has been ruled out by the Environment Agency as it would lie within a flood risk area. In light of the above, the scale and design of the proposal would be acceptable.
3. Impact on the City Centre Conservation Area
- 6.4 The ramp would not lie within the City Centre Conservation Area, but would be visible from it, particularly from the walls of Carlisle Castle. A number of other large structures, including the recently constructed Sainsbury store, McVities factory, the West Coast Main Line and Devonshire Walk Car Park, are visible from the conservation area in the vicinity of the ramp and as a consequence it would not be an over dominant feature. The Old Brewery Residences and some trees would lie to the rear of the ramp when it is viewed from the conservation area and these would help to lessen its impact. The proposal would not, therefore, have an adverse impact on the City Centre Conservation Area.
4. Impact on the River Eden Site of Special Scientific Interest (SSSI)
- 6.5 The new cycleway and ramp would be separated from the River Caldw by the flood defence wall. This would ensure that the proposals would not have an adverse impact on the SSSI. A condition has been added to the permission to ensure that lighting does not shine onto the river or river banks. In light of the above, the proposal would not have an adverse impact on the SSSI.
- 6.6 Given the proximity of the River Eden SAC to the site, it will be necessary to undertake an Assessment of Likely Significant Effects (ALSE) prior to the determination of the application. On the basis of the conditions proposed, it

is unlikely that the proposal would have a significant effect.

5. Other Matters

- 6.6 The Police Architectural Liaison Officer has questioned the use of palisade fencing to the rear of the CTD building and within the car park, as this might be breached and is not aesthetically pleasing. The palisade fencing, however, is not for security reasons but is to fence off the cycle path. The fence has been selected following discussions with CTD.

Conclusion

- 6.7 In overall terms, there is a need for the proposal. The scale and design of the ramp would be acceptable and the proposal would not have an adverse impact on the City Centre Conservation Area or on the SSSI. Providing that the Assessment of Likely Significant Effects concludes that the proposal is unlikely to have a significant effect on the River Eden SAC the proposal would be acceptable. In all aspects, the proposal is compliant with the relevant planning policies contained within the Carlisle District Local Plan 2001-2016.

It is recommended that authority to issue is granted to the Director of Economic Development, subject to no issues being raised by the Assessment of Likely Significant Effects.

7. Planning History

- 7.1 In December 2012, an application for an extension to existing cycleway was withdrawn prior to determination (12/0870).

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 approved documents for this Planning Permission comprise:
1. the submitted planning application form received 28th December 2012;
 2. the Site Location Plan (drawing number 12-C-13334-2.5/10A) received 28th December 2012;
 3. the Site Location Plan - Appendix A (drawing number 12-C-13334/10) received 28th December 2012;

4. the Block Plan (drawing number 12-C-13334-2.5/11B) received 28th December 2012;
5. Cycle Way View A, B & C (2.5M) received 28th December 2012;
6. Existing Cycleway Extension Plan (drawing number 12-C-13334-2.5/4) received 28th December 2012;
7. Cycle Way Bridge Plan (2.5M) (drawing number 12-C-13334-2.5/1B) received 28th December 2012;
8. Cycle Way Section A-A & B-B (2.5M) received 28th December 2012;
9. BHA Tree Drawing received 28th December 2012;
10. Flood Risk Assessment Report received 28th December 2012;
11. Arboriculturist's Report received 28th December 2012;
12. Bat Survey Report received 28th December 2012;
13. Otter Survey Report received 28th December 2012;
14. Environmental Risk Assessment and Ground Investigation received 28th December 2012;
15. the Notice of Decision; and
16. 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 Policy CP5 of the Carlisle District Local Plan 2001-2016 are met and to ensure a satisfactory external appearance for the completed development.

4. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

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

5. An archaeological watching brief shall be undertaken by a qualified archaeologist during the course of the ground works of the permitted development. The archaeological watching brief shall be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in advance of the permitted development. Within two months of the completion of the permitted development, 3 copies of the report shall be furnished to the Local Planning Authority.

Reasons: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the investigation and recording of such remains.

6. Prior to the commencement of development, the applicant shall submit a Construction Method Statement to be agreed in writing with the Local Planning Authority. The development shall be carried out in strict accordance with this Method Statement.

Reason: To ensure that the proposal does not have an adverse impact on the adjacent railway, including the overhead lines.

7. For the first three months following the installation and operation of the new lighting an assessment will be made to check the effect of the lighting on the nearby railway line. If it is found that there is a problem with driver visibility additional screening/cowling or light adjustment must be employed as appropriate to alleviate the problem, to the satisfaction of the Local Planning Authority in association with Network Rail and the train operating companies.

Reason: To eliminate the potential for train drivers to be dazzled and to ensure that the character of the area is not adversely affected by inappropriate lighting in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. No machinery or vehicle movements, or storage of building materials, vehicles or machinery shall take place within the areas designated as the River Eden SAC or the River Eden Site of Special Scientific Interest. The boundaries of the designated areas within the development site shall be marked prior to works commencing and the above activities prohibited during all construction works.

Reason: To safeguard the biodiversity of the River Eden which is a SSSI and SAC and to accord with Policy LE2 of the Carlisle District Local Plan 2001-2016.

9. There shall be no artificial lighting erected on site (temporary or permanent) in such a manner that it illuminates the banks or channel of the

watercourse(s) on site.

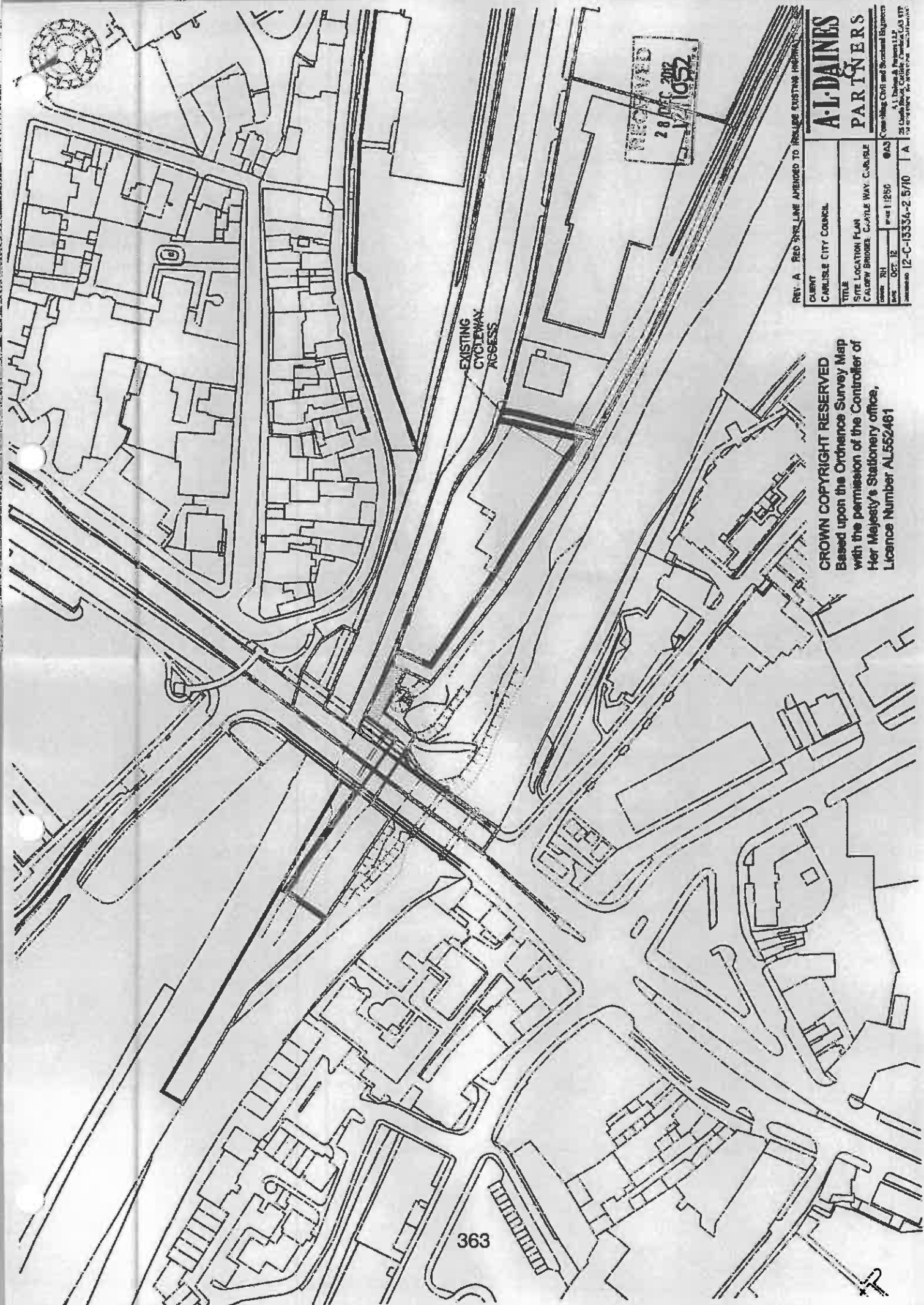
Reason: To safeguard the biodiversity of the River Eden which is a SSSI and SAC in accordance with Policy LE2 of the Carlisle District Local Plan 2001-2016.

10. The cyclepath and structure shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect full engineering details, including full structural approval documentation shall be submitted for approval before any work commences on site. All works so approved shall be constructed before the development is regarded as complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

11. Before any development takes place, a plan shall be submitted for the prior approval of the Local Planning Authority showing adequate land (including the means of access thereto) for the site compound, including space for the storage of materials, parking of vehicles/plant engaged in the various construction operations associated with the development hereby approved, and such land, including vehicular access thereto, shall be used for or 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 work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

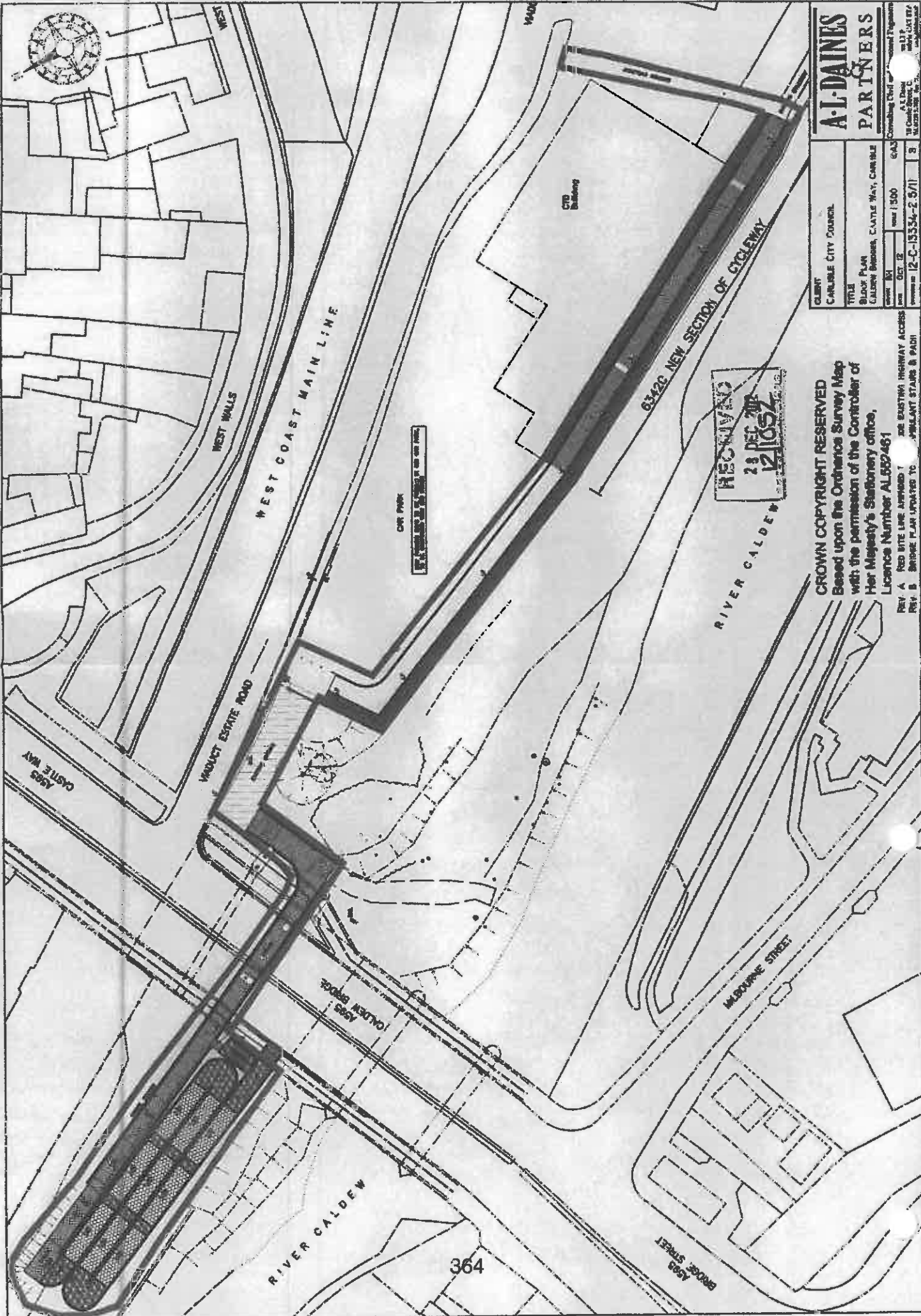


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28 DEC 2012
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REV. A RED SYR LINE APPLIED TO INCLUDE EXISTING HIGHWAY
 CLIENT
 CARLISLE CITY COUNCIL
 TITLE
 SITE LOCATION PLAN
 CALDWY BRIDGE, CARLISLE WAY, CARLISLE
 DRAWN BY
 DATE
 01/12/50
 01/03
 CHECKED BY
 DATE
 12/10/12
 12/10/12
 A.L. DAINES
 PARTNERS
 Consulting Civil and Structural Engineers
 25 South Road, Carlisle, Cumbria, LA5 7PT
 Telephone: 01273 83334-2 5/10 | A

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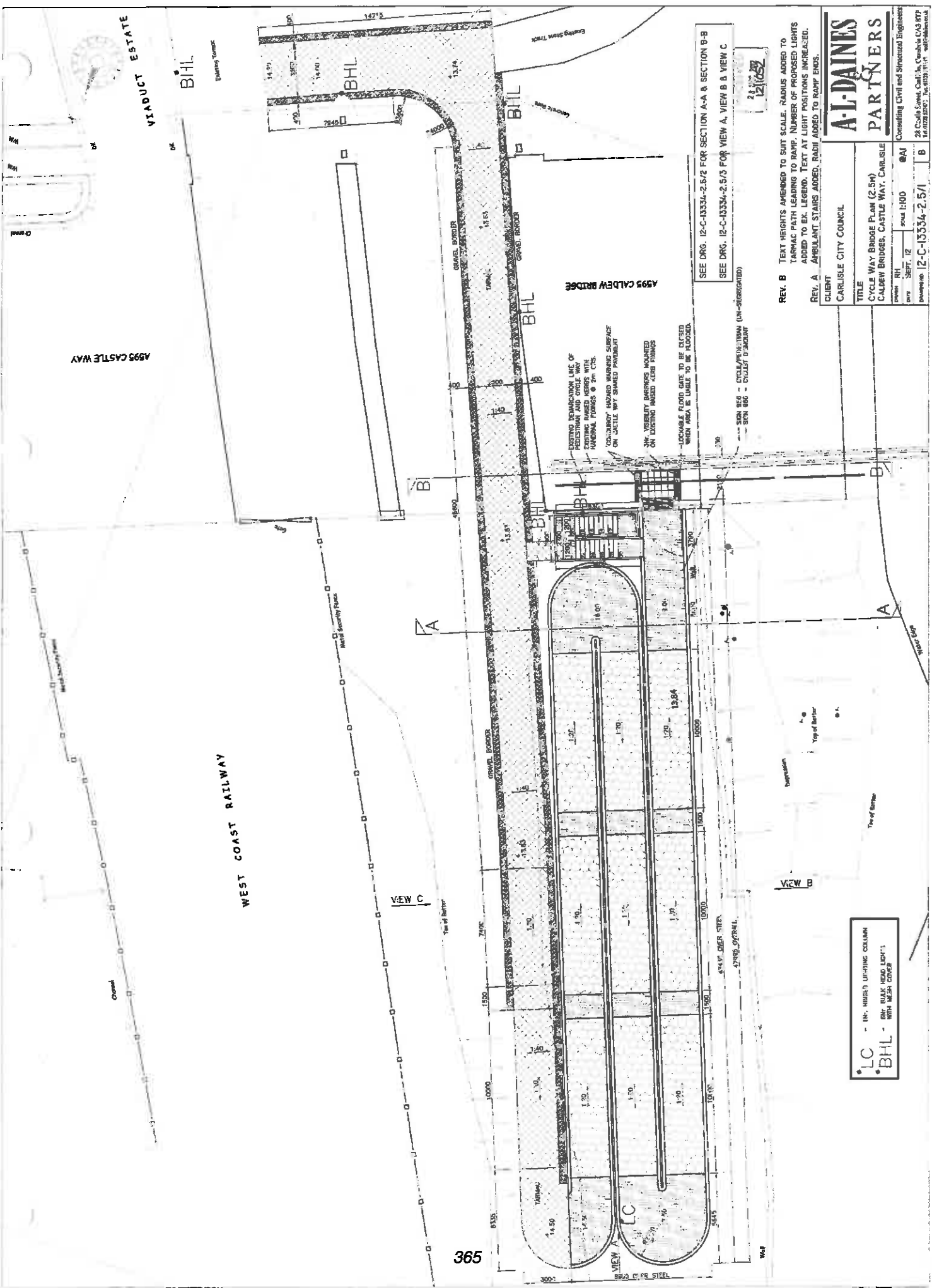
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|--|----------------|
| CLIENT CARLISLE CITY COUNCIL | |
| TITLE BLOCK PLAN CALVERT BRIDGE, CALVERT WAY, CARLISLE | |
| DATE 1971 | SCALE 1:500 |
| DATE 12 OCT 72 | SCALE 1:500 |
| DRAWN BY A.L. DAINES | |
| CHECKED BY A.L. DAINES | |
| PROJECT NO. 12-C-15334-2-5/11 | |

A.L. DAINES PARTNERS
 Consulting Civil and Structural Engineers
 11 Church Street, Carlisle, Cumbria, LA1 1JF
 Telephone: 05223 25111

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 23 DEC 2010
 12/1057

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REV. A. RED BITE LINE APPROVED 1
 REV. B. BRIDGE PLAN UPDATED TO
 JOE EASTING HIGHWAY ACCESS
 PAVILANT STAIRS & PADCI



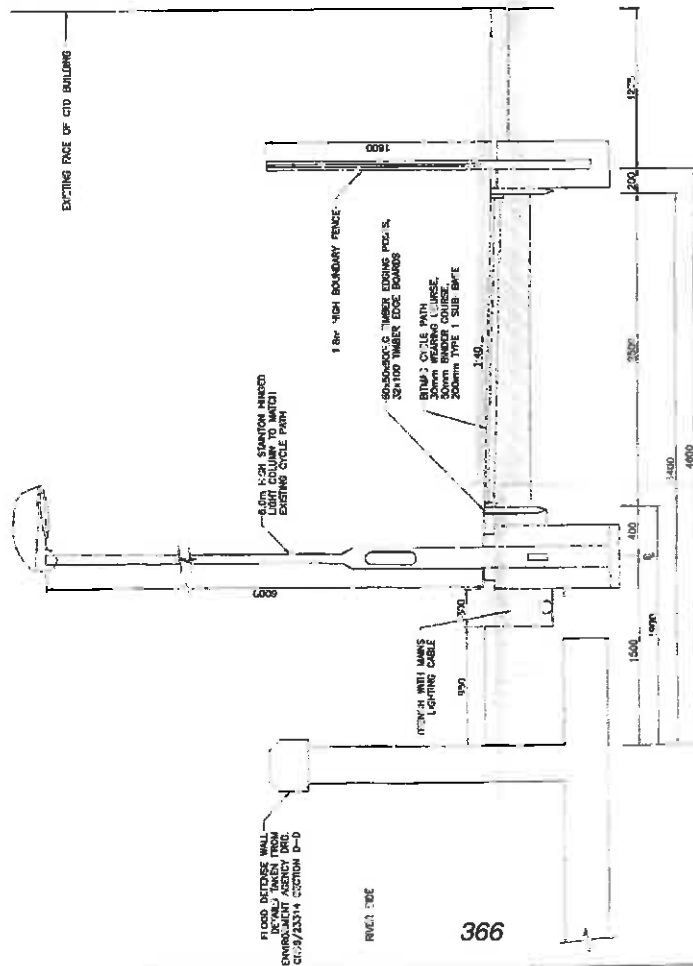
SEE DRG. 12-C-15334-2.5/2 FOR SECTION A-A & SECTION B-B
 SEE DRG. 12-C-15334-2.5/3 FOR VIEW A, VIEW B & VIEW C

REV. B TEXT HEIGHTS ADJUSTED TO SUIT SCALE. RADIUS ADDED TO TARMAC PATH LEADING TO RAMP. NUMBER OF PROPOSED LIGHTS ADDED TO EX. LEGEND. TEXT AT LIGHT POSITIONS INCREASED.
 REV. A AMBULANT STAIRS ADDED. RADIUS ADDED TO RAMP ENDS.

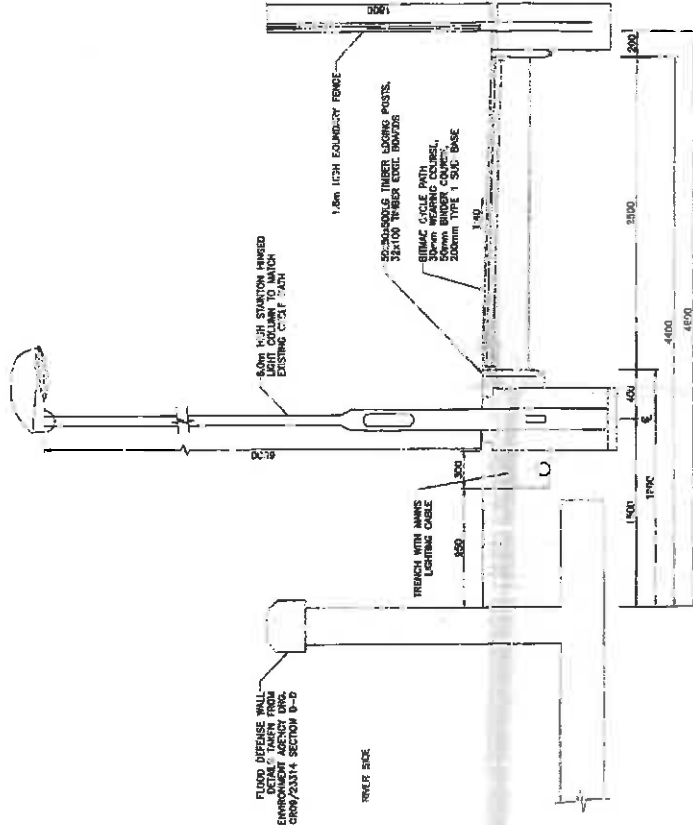
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|------------|-------|---------------------------------------|------|
| CLIENT | | CARLISLE CITY COUNCIL | |
| TITLE | | CYCLE WAY BRIDGE PLAN (2.5M) | |
| PROJECT | | CALVERT BRIDGES, CASTLE WAY, CARLISLE | |
| DATE | SCALE | PROJECT NO. | REV. |
| 12/12/2012 | 1:200 | 12-C-15334-2.5/1 | B |

A-I-DAINES PARTNERS
 Consulting Civil and Structural Engineers
 28 Castle Street, Carlisle, Cumbria CA3 9TF
 Tel: 01753 82077 Fax: 01753 71111 www.a-i-d.co.uk

LC - 10' MIN. MINOR LIGHTING COLUMN
 BHL - 10' MIN. MAJOR LIGHTS WITH MESH COVER



366

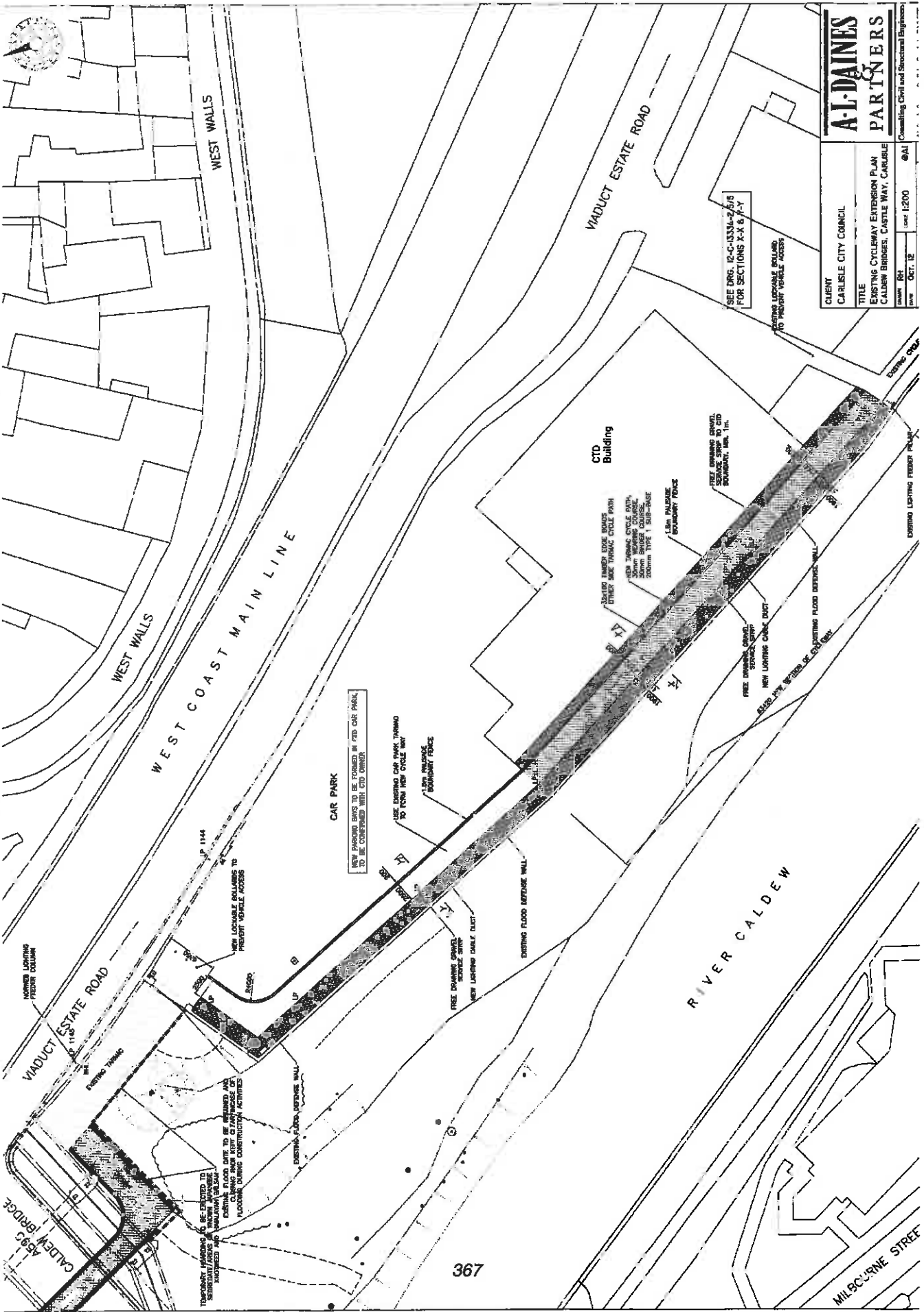


SEE DRG. 12-C-13334-2.5/4 FOR
POSITION OF SECTIONS X-X & Y-Y

1210870

| | | | |
|--------------------|-----|--|-----|
| CLIENT | | CARLISLE CITY COUNCIL | |
| TITLE | | 2.5M CYCLE PATH SECTIONS X-X & Y-Y CALDEW BRIDGES, CASTLE WAY, CARLISLE | |
| DATE | REV | DATE | REV |
| OCT. 12 | | JAN. 1:20 | 0A1 |
| Contracting Civils | | Civil Engineers | |
| 12-C-13334-2.5/5 | | 21 Castle Street, Carlisle, Cumbria, CA1 1PP 01275 333314 Fax: 01275 333315 | |

A.L. DAINES
PARTNERS



A.I. DAINES PARTNERS
 Consulting Civil and Structural Engineers

CLIENT: CARLISLE CITY COUNCIL
 TITLE: EXISTING CYCLEWAY EXTENSION PLAN FOR SECTIONS X-X & Y-Y
 DRAWN BY: RHT
 DATE: OCT. 12
 SCALE: 1:200
 ©A.I. DAINES

SEE DRG. 12-C-1331-2/5/5 FOR SECTIONS X-X & Y-Y

EXISTING LOCKABLE BOLLARD TO PREVENT VEHICLE ACCESS

NEW PARKING BAYS TO BE FORMED IN OLD CAR PARK TO BE CO-ORDINATED WITH CTD OFFICE

USE EXISTING CAR PARK PAVING TO FORM NEW CYCLE WAY
 1.5M WIDENING BOUNDARY FENCE

NEW TRAFFIC CYCLE PATH, 200MM BRASS COURSE, 200MM TYPE 1 SUB-BASE

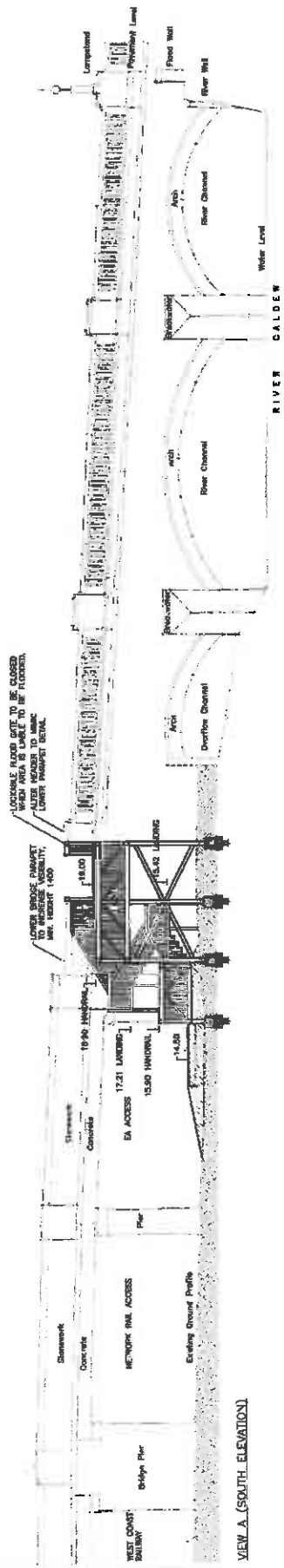
1.5M PALISADE BOUNDARY FENCE

FREE DRINKING WATER SPACE STOP TO CTD BOUNDARY, MIN. 1m

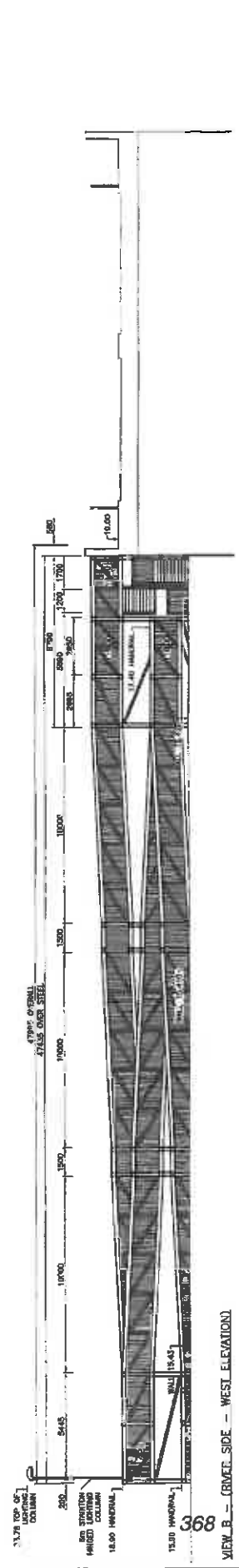
FREE DRINKING WATER SPACE STOP
 NEW LIGHTING CABLE DUCT

EXISTING FLOOD DEFENCE WALL
 1500 MM SP-3000 OF EXISTING

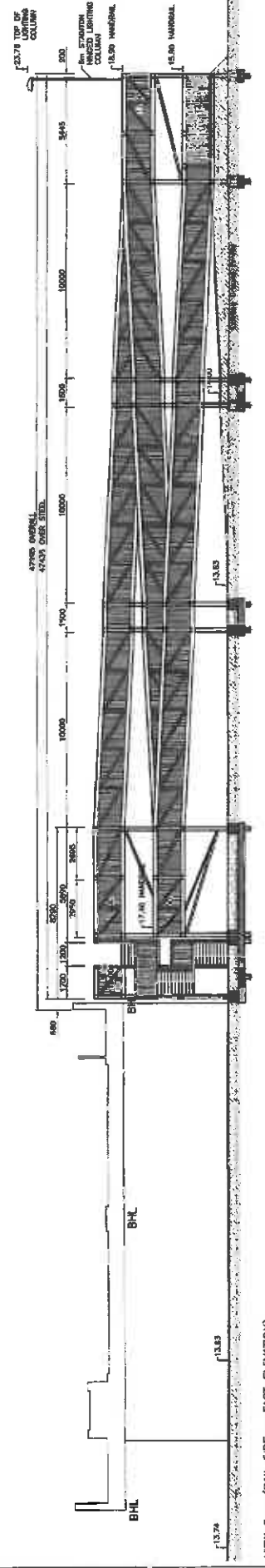
TEMPORARY FENCING TO BE INSTALLED TO PREVENT ACCESS TO EXISTING FLOOD DEFENCE WALL DURING CONSTRUCTION ACTIVITIES



VIEW A. (SOUTH ELEVATION)



VIEW B. - (WEST SIDE - WEST ELEVATION)



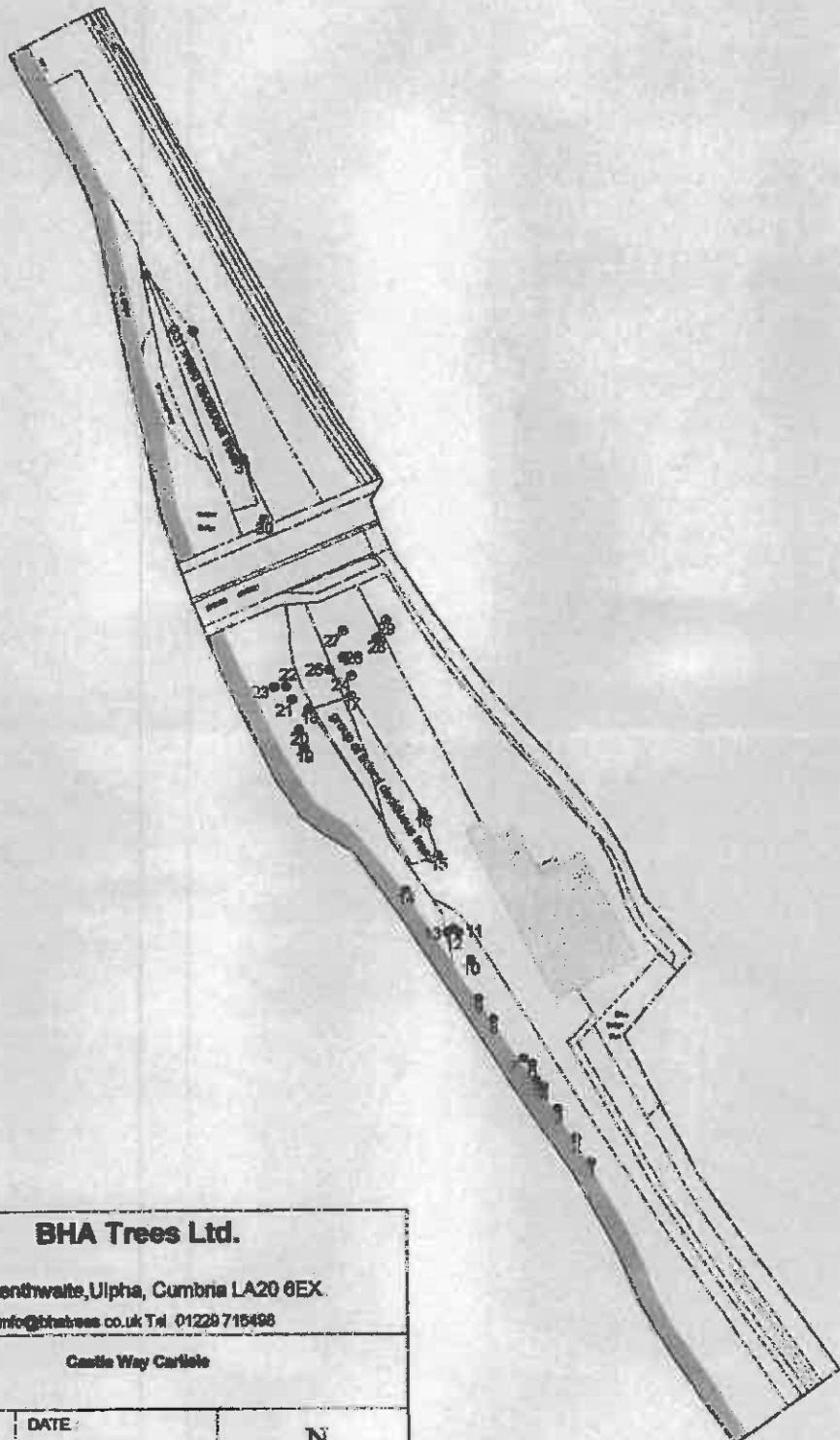
VIEW C. - (EAST SIDE - EAST ELEVATION)


12/1/53

REV. A AMBULANT STAIRS ADDED, RADII ADDED TO RAMP ENDS.

| | |
|------------|--|
| CLIENT | CARLISLE CITY COUNCIL |
| TITLE | CYCLE WAY VIEW A, B, & C (2.5M) CALDWAY BRIDGES, CASTLE WAY, CARLISLE |
| DATE | 12/1/53 |
| SCALE | 1:100 |
| DESIGNER | SAI |
| CONSULTANT | Consulting Civil and Structural Engineers |

A. J. DAINES
PARTNERS



| | | |
|--|---------------------|---|
| BHA Trees Ltd. | | |
| Brackenthwaite, Ulpha, Cumbria LA20 6EX. info@bhatrees.co.uk Tel: 01228 715498 | | |
| Castle Way Carlisle | | |
| SCALE: 1 : 1250 | DATE: 25/04/2012 |  |
| MAP FILENAME: [Filename] | | |
| <small>Plan / Drawing created by BHA Trees Ltd. All rights reserved. Map based on Ordnance Survey (OS) data of 1:25000 scale and the provisions of the Ordnance Survey Act 2003. © Crown Copyright</small> | | |

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 28 DEC 2012
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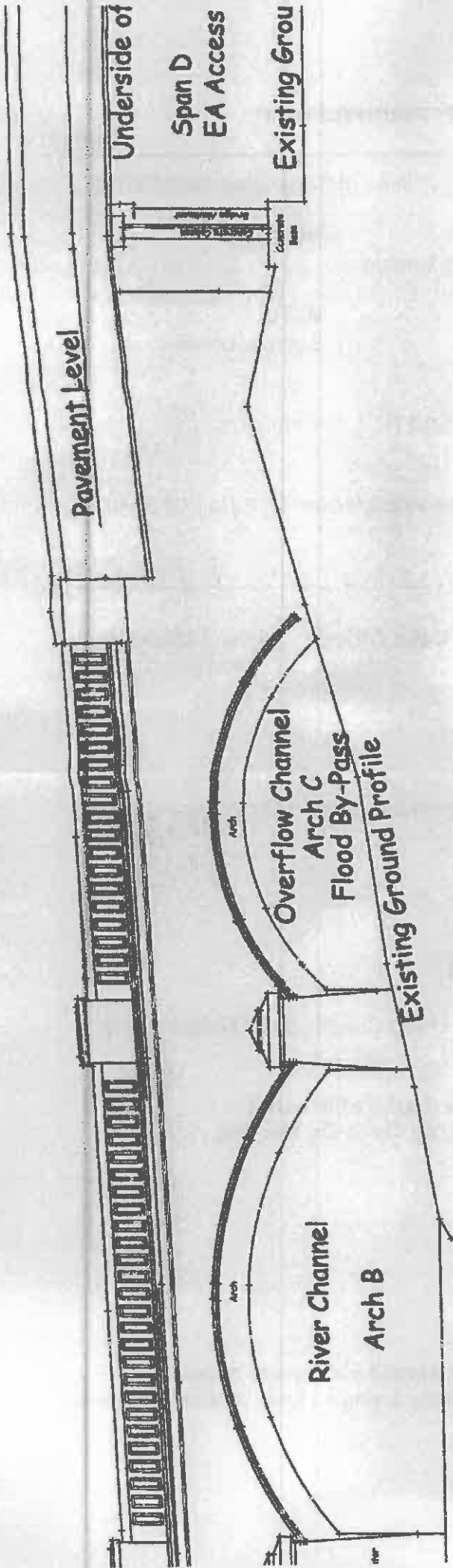


| | |
|--|-----------------|
| A.L. DAINES PARTNERS | |
| CLERK CARLISLE CITY COUNCIL | |
| TITLE SITE LOCATION CARLISLE STATION, CASTLE WAY, CARLISLE | |
| DATE 18 DEC 2002 | SCALE 1:1250 |
| DRAWN BY 12-C-18336/10 | |

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APPENDIX A

370



371

CALDEW

SOUTH ELEVATION

Caldew Bridges, Castle Way, Carlisle

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28 DEC 2012
12/1052

SCHEDULE A: Applications with Recommendation

13/0063

Item No: 19

Date of Committee: 08/03/2013

Appn Ref No:
13/0063

Applicant:
Magnus Homes Limited

Parish:

Date of Receipt:
28/01/2013

Agent:
Taylor & Hardy

Ward:
Stanwix Urban

Location:

18 Eden Place, Stanwix, Carlisle, Cumbria, CA3
9JH

Proposal: Demolition Of Detached Bungalow And Erection Of A Pair Of Semi
Detached Dwellings

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 Principle Of Residential Development
- 2.2 Scale, Siting And Design
- 2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Highway Matters
- 2.5 The Impact On The Character Of The Conservation Area
- 2.6 The Impact Of The Development On The Trees On The Site
- 2.7 Development Within The Flood Zone
- 2.8 Biodiversity

3. Application Details

The Site

3.1 The application site, which extends to around 650 square metres, is rectangular in shape. The site comprises a single storey property that is set

back approximately 40 metres within the site. The front garden of the property is bounded along the frontage of Eden Street by a hedgerow and a small brick retaining wall. There are residential properties bounding the site on all sides and the application site is within a Primary Residential Area and the Stanwix Conservation Area.

- 3.2 The site is flanked on either side by two storey terraced properties of brick construction under a slate roof. The site is a 'gap' site between number 16a Eden Street to the east and number 20 Eden Street to the north. The terraces are set back from the curtilage frontage, the distance of which diminishes between the two groups of properties with 20 Eden Street being closer to the road.

The Proposal

- 3.3 This application seeks "Full Planning" permission for the demolition of 1 dwelling and the erection of 1 pair of semi-detached properties.
- 3.4 The accommodation to be provided within each of the proposed dwellings would consist of a W.C., living room, dining room and kitchen on the ground floor, 2 bedrooms, a bathroom and 1 ensuite bedroom on the first floor.
- 3.5 The properties would be constructed from clay facing brickwork under an interlocking slate effect roof. The window and door would be white upvc and the openings detailed with painted concrete cills. The access would be via the existing vehicular access (as amended by the planning permission granted under application reference 11/0799) that would lead to a communal parking area to the front of the properties, each with its own dedicated space.
- 3.6 The site would be bounded by a 1.8 metre high timber fence with the existing hedgerow retained to the sides and rear where practical.
- 3.7 The foul drainage system would connect into the mains sewer.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice, a press notice and direct notification to the occupiers of 26 of the neighbouring properties. In response, 1 letter of objection has been received and the main issues raised are summarised as follows:

1. this is a conservation area that is also subject to Article 4(2) status. As this direction is designed to help protect the architectural character of the buildings it is difficult to see how erecting five new dwelling within this area can possibly be regarded as conservation;
2. It would appear that this is a prime case of "Garden Grab", purely for profit, by a property developer, in a conservation area, with Article 4(2) protection, and as such should not be granted planning permission;
3. there are considerable traffic hazard implications with this proposal, given

the blind exit onto a convex bend, the fact that the entrance/exit into the site is situated at the narrowest point of the road and that it also faces the junction of the south side of Eden Place with the same road;

4. the proposal also poses a danger to pedestrians;
5. if this development were to be permitted it would greatly increase the amount of surface drainage water in an area where the existing drains struggle to cope as it is.

4.2 In addition, 1 letter of comment has been received which raises the following issues:

1. there are concerns regarding the excavation and building work near the raised area of 4ft 6ins running along the eastern edge of the proposed site development, particularly as the wall running alongside the building is leaning inwards onto the neighbouring garden;
2. demolition of the house may result in the wall collapsing on the adjoining garden;
3. on completion of the demolition there would be an unacceptable gap which should be suitably screened.

5. Summary of Consultation Responses

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

Northern Gas Networks: - no objection;

Local Environment - Environmental Protection: - no objection subject to the imposition of a condition;

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

Conservation Area Advisory Committee: - the Committee noted that the 3 units to the front had been won on appeal there was no merit in objecting to the 2 replacement dwellings proposed on the footprint of the single existing dwelling on the site. The application was recommended for approval.

6. Officer's Report

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that applications for planning permission are determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. In respect of this application, the National Planning Policy Framework (NPPF) together with CP2, CP3, CP5, CP6, CP9, CP12, CP17, H1, H2, T1, LE19 and LE29 of the Carlisle District Local Plan 2001-2016 are relevant. The proposal raises the following planning issues.

1. Principle Of Residential Development

6.2 The application site lies within the urban area of Carlisle. Policy H2 of the

Local Plan states that new residential development will be acceptable providing that compliance with four specific criteria is achievable on site. In this instance, the relevant criteria are met and, on this basis, the principle of residential development is considered acceptable.

2. Scale, Siting And Design

6.3 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy CP5 of the Local Plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing. Development of this frontage site within the urban area will have a significant impact on the character of the area unless it is sympathetically designed.

6.4 The footprint of the building would be largely on the site of the existing building but set back a further 2 metres within the site. The submitted drawings illustrate that the proposed dwellings would be of a similar scale and massing to its immediate neighbours and other properties within the immediate vicinity of the application site. The proposed materials would also complement the existing dwellings. Furthermore, the proposal would achieve adequate amenity space and off-street parking. The character and appearance of the dwellings would not be disproportionate or obtrusive within the streetscene.

3. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

6.5 Given the orientation of the application site with adjacent properties, it is not considered that the living conditions of the occupiers would suffer from loss of privacy or unacceptable levels of noise or disturbance. The development would not result in an overall loss of daylight or sunlight due to the distances involved between the application site and the residential properties.

6.6 As the proposal involves the introduction of windows that face the neighbouring property, it is appropriate to consider the development against the Supplementary Planning Document "Achieving Well Designed Housing". It requires that a distance of 21 metres is provided between primary windows. The proposed building would be sited adjacent to residential properties; however, there would be no conflict with the minimum distances required by the SPD.

4. Highway Matters

6.7 The site is served from an existing vehicular access that leads from the County highway. The access comprises of a narrow entrance located on the sweeping bend on Eden Place. During consideration of the previous application for the development of 3 houses along the frontage of the site

along Eden Place, several objectors raised concerns that the access would be inappropriate to deal with the level of car parking use associated with the properties.

- 6.8 The approved scheme proposes to increase the width of the pavement that bounds the site, thereby narrowing the width of the road. This would reduce the severity of the bend and provide visibility splays of 2.4 metres by 43 metres. This access arrangement was considered satisfactory to the Highway Authority and to the Planning Inspector during the consideration of the subsequent appeal.
- 6.9 During the appeal, the objectors also raised concerns about additional traffic pressure on the access generated by potential future redevelopment to the rear of the site, which is the subject of this application. In responding to these concerns, the Inspector commented that:
- “It would be for the Council to assess any future proposal in the context of the site and surrounding circumstances at that time and in the light of the up to date development plan as I have done in this case.”
- 6.10 The proposal seeks to replace an existing dwelling with 2 properties and therefore, there would be an overall net increase of 1 property on the site. Given this variation in vehicle movements, it is considered that the proposed improved access arrangements would be acceptable.
- 6.11 The scheme proposes a level of 2 off-street parking spaces per dwelling which is acceptable. Members will note that the Highway Authority has raised no objection.

5. The Impact On The Character Of The Conservation Area

- 6.12 The site is located within the Stanwix Conservation Area. Proposals for development within such designated areas should enhance the character and appearance of the area and protect the specific characteristics of the Conservation Area. The fact that the site is within the Conservation Area does not preclude development per se. Consideration of any proposal has to be against the relevant planning policy.
- 6.13 The objector has raised concerns that issue that 5 dwellings on the site would not enhance the character of the Conservation Area; however, Members will note that this application seeks consent for the erection of 2 dwellings. Whilst the cumulative total would be 5 new houses, the application has to be considered in context.
- 6.14 The site is well contained within the site and the development would not have a significant impact on the streetscene or the character of the Conservation Area. The scale, design and use of materials would be appropriate for a building in this context and the character of the Conservation Area would not be adversely affected.

6. The Impact Of The Development On The Trees On The Site

- 6.15 There are several trees along the eastern boundary of the site which would be removed as part of the development. The trees are not significant in size or position within the site and do not positively contribute to the overall character of the area. No objection has been raised by the Council's Tree Officer subject to the imposition of appropriate conditions.

7. Development Within The Flood Zone

- 6.16 Part of the site is within Flood Zone 2. In respect of the development, it is only the south-east corner of the site that forms part of the vehicular access is within the Flood Zone. The proposed dwellings are out with the Flood Zone and in this respect, the construction of the properties does not raise any issues with reference to Policy LE27.

8. Biodiversity

- 6.17 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.

- 6.18 A Bat, Barn Owl and Breeding Bird Survey has been submitted. The survey concludes that no signs of barn owls, bats or birds roosting or nesting in the building. Brown Long Eared bats were observed flying around the garden and feeding around the boundary trees. The report identifies suitable mitigation measures and timing of works to minimise potential harm to bats and birds. An informative is included within the decision notice ensuring that if a protected species is found all work must cease immediately, the Local Planning Authority information and that a European Protected Species Licence will be required.

9. Other Matters

- 6.19 The applicant has provided further information that addresses the concerns of the resident. In essence, the floor level of the properties would be 160mm below the height of the wall. The gable of the existing building would be demolished by hand with the assistance of scaffolding on the neighbouring property and a 1.8 metre high timber fence would screen the site from the neighbouring property. The neighbour has welcomed this response from the applicant and is satisfied that her issues have been addressed.
- 6.20 The objector has raised concerns that the site is within an areas subject to an Article 4(2) direction and that development would adversely affect this

designated area. The properties immediately to the east and west of the site are within the designated area but the application site is excluded. Notwithstanding this, for the aforementioned reasons the development would not be detrimental to the character of the area or the adjacent Article 4(2) designations.

- 6.21 Article 8 and Article 1 Protocol 1 of the Humans Rights Act are relevant but the impact of the development in these respects would be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

Conclusion

- 6.22 In overall terms, the principle of residential development on the site is acceptable. The dwellings would be set back from the frontage of the site and the scale, design and massing takes account of the character and appearance of the surrounding built environment ad to the advice within current planning policies and Supplementary Planning Documents. Further, it proposes an appropriate design and use of vernacular materials such that the development would not adversely affect the character or appearance of the Conservation Area. In all aspects the proposal is compliant with the objectives of the relevant Local Plan policies.

7. Planning History

- 7.1 Planning permission was granted in 2003 for the erection of a conservatory. Later in the same year, a revised scheme was approved.
- 7.2 An application for full planing permission for the erection of 3 dwellings was refused in 2012. The application was later allowed by the Planning Inspectorate.
- 7.3 In 2012, conservation area consent was refused for the demolition of a gate and gate stoops. The application was later allowed by the Planning Inspectorate.
- 7.4 An application for conservation area consent for the demolition of a dwelling is currently being considered under application reference 13/0064.

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 approved documents for this Conservation Area Consent comprise:
1. the Conservation Area Consent Application Form received 24th January 2013;
 2. the Block Plan As Existing received 24th January 2013 (Drawing no. 003);
 3. the Proposed Housing received 24th January 2013 (Drawing no. 001);
 4. the Site Plan, Block Plan & Location Plan received 19th February 2013 (Drawing no. 002 Rev A);
 5. the Planning Statement received 24th January 2013;
 6. the Design and Access Statement received 24th January 2013;
 7. the Tree Survey received 24th January 2013;
 8. the Notice of Decision.

Reason: To define the permission.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied. Development shall be carried out in accordance with the approved details.

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

5. The dwellings shall not be occupied until the area shown block paved for parking on Drawing No. 002 Rev A has been drained and surfaced, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

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

6. The dwellings shall not be occupied until a means of vehicular access has been constructed and drained in accordance with the approved plans.

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

7. Development shall not begin until the junction alterations between the proposed access road and the highway shown on Drawing No. 002 Rev B as approved under application reference 11/0799 have been constructed in accordance with the approved details.

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

8. No structure or erection exceeding 1.05 metres in height shall be placed within the sight lines shown on the approved details referred to in Condition 7.

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

9. The dwellings shall not be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

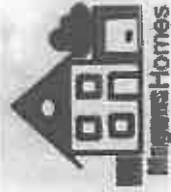
- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure a satisfactory means of surface water disposal and in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

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

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

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



124 Clifford Court, Parkhouse Business Park, Carlisle CA3 0JG
 t: 01228 516616 e: admin@ashwooddesign.co.uk
 f: 01228 528861 www.ashwooddesign.co.uk

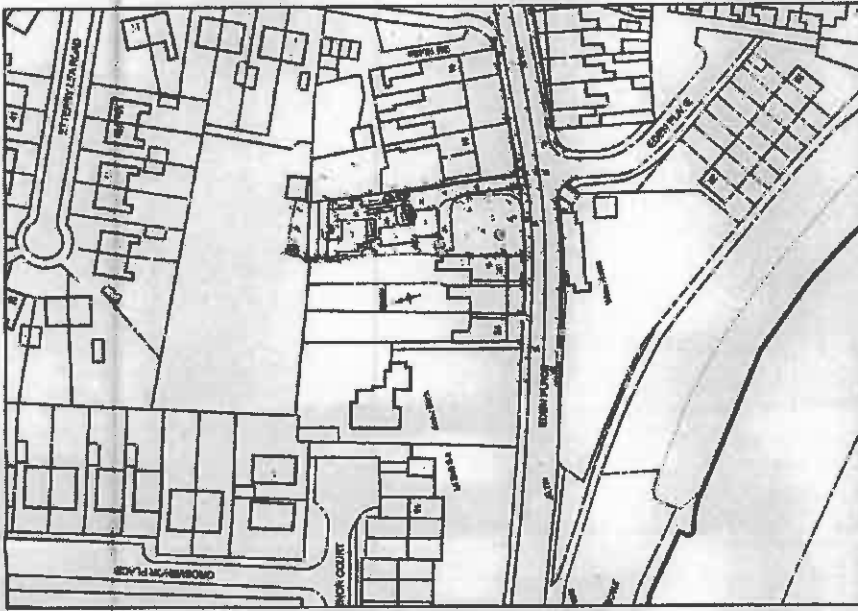
Client: Magnus Homes

Project:

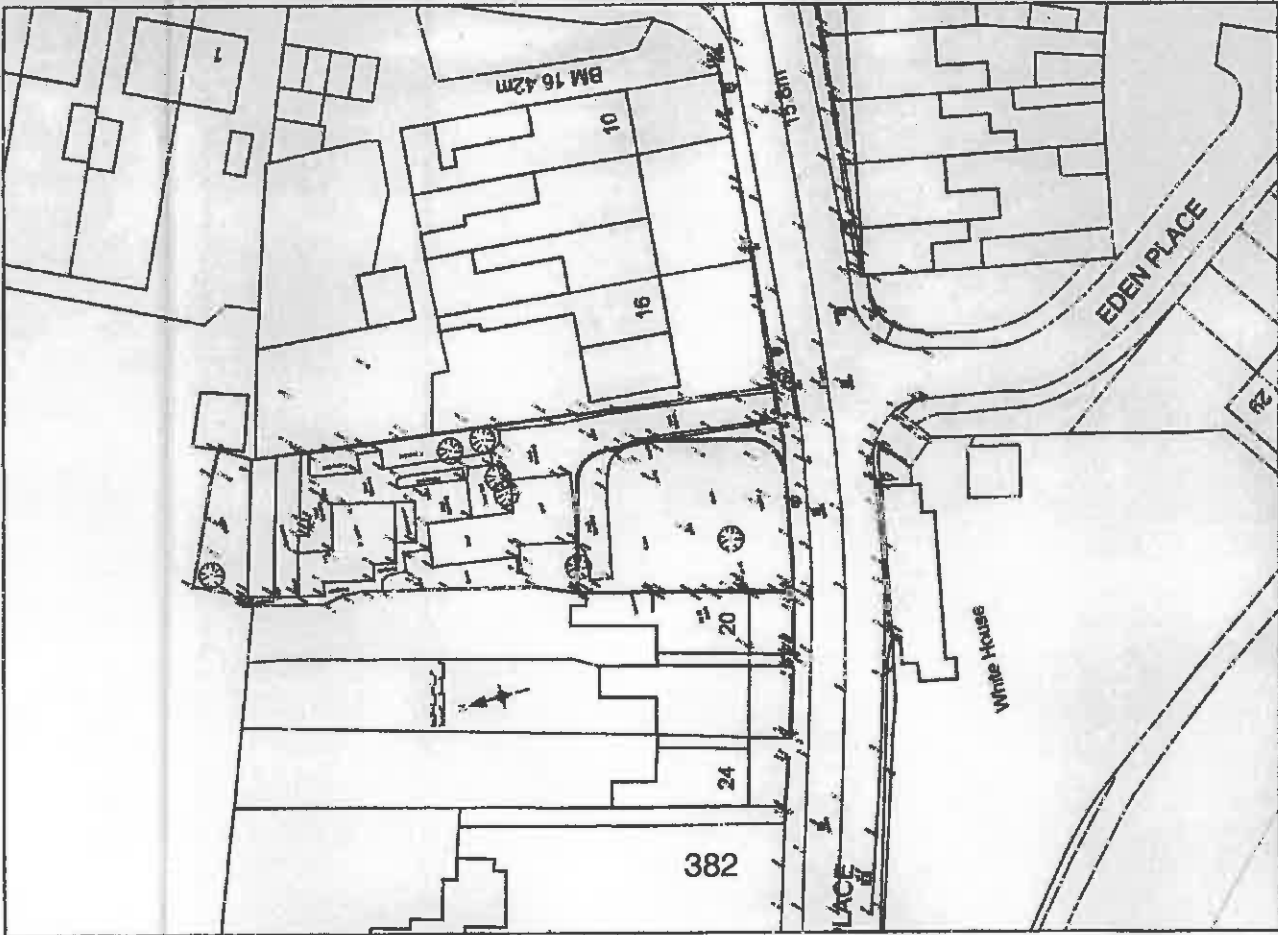
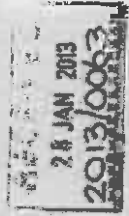
Eden Place Phase 2
 Proposed Residential Development
 Carlisle

Title: Block Plan as Existing

| | | | |
|-------------|-------------|--------|-------|
| Sheet | Project No. | Drawn | Date |
| 1/1250/600 | A3 | JC | 01/13 |
| Project No. | Drawing No. | Number | |
| 1422 | 003 | | |



Location Plan as Existing
1:1250



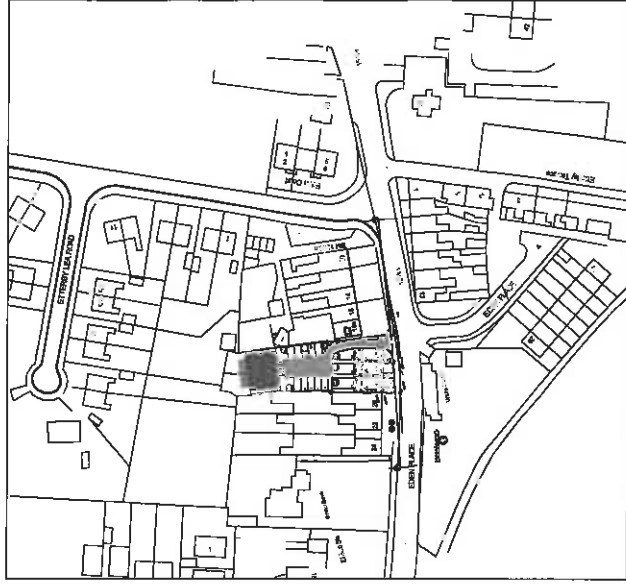
Block Plan as Existing
1:500

NOTES AND AMENDM^T

1. Additional information added regarding boundary's & levels.

REVISIONS

| No. | Description | Date | By |
|-----|---|------|-------|
| A | Additional information added regarding boundary's & levels. | JC | 02/13 |



**Location Plan
1:1250**



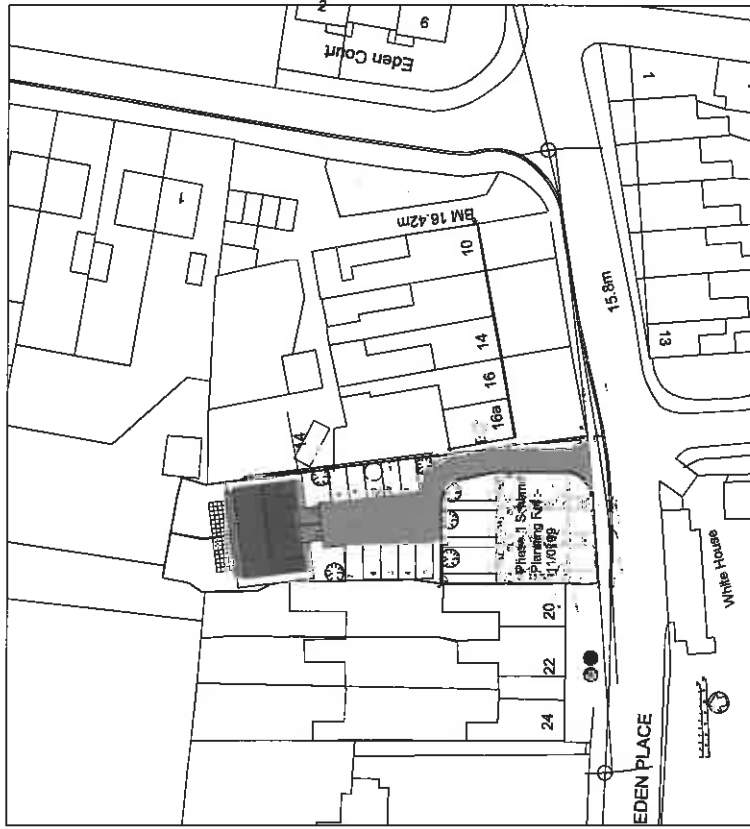
12A Clifford Court, Parkhouse Business Park, Carlisle CA3 0DG
t: 01228 506616
e: admin@ashwooddesign.co.uk
f: 01228 506661
www.ashwooddesign.co.uk

044
Magnus Homes

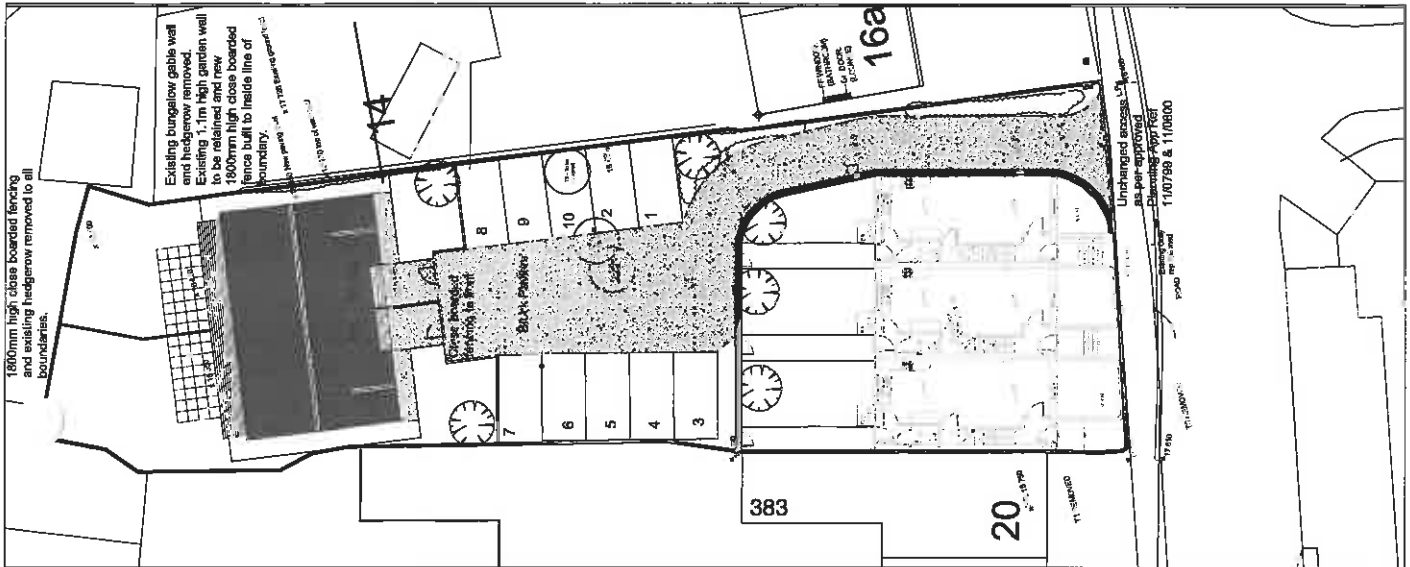
Eden Place Phase 2
Proposed Residential Development
Carlisle

Site Plan, Block Plan &
Location Plan

| Version | Date | By |
|---------|------|----|
| 1422 | 002 | A |



**Block Plan
1:500**

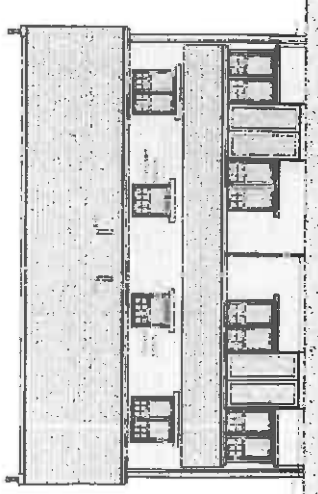


**Site Plan
1:200**

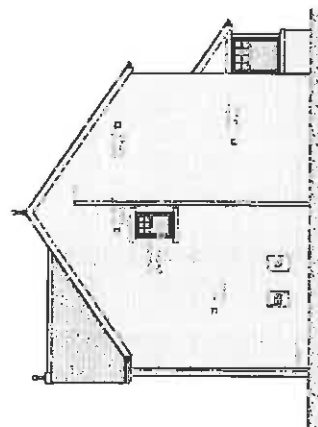
NOTES AND AMENDMENTS

| No. | Description | Date | By |
|-----|-------------|------|----|
| | | | |

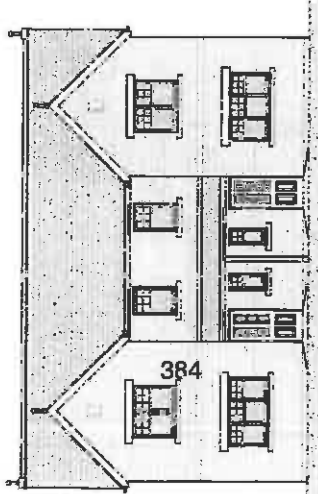
REVISIONS



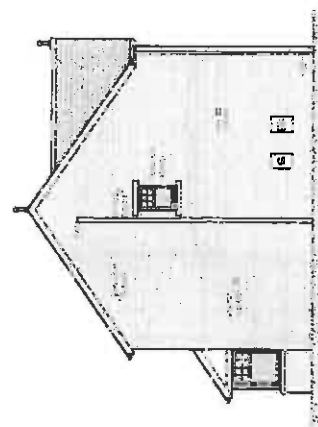
Rear Elevation



Side Elevation

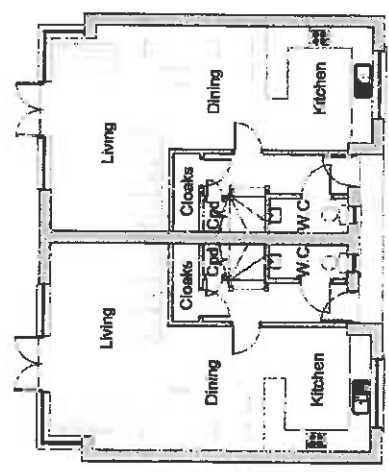


Front Elevation

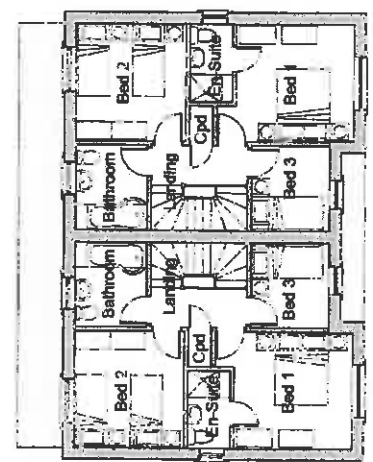


Side Elevation

Finish 1.3 **External**
 Walls - Clay (except chimney)
 Metal Roof - Slate
 Floor - 12mm thick concrete with 40mm sand and 100mm hardcore
 Ceilings - 12mm thick plasterboard
 Windows - White UPVC
 Doors - White UPVC
 Front Drive - Coloured composite door set
 Back Drive - Coloured composite door set
 Chimney - Painted concrete
 Rainwater pipes - Black UPVC



Ground Floor Plan



First Floor Plan



12A Church Lane, Puddingstone, Warwick, CV35 9JG
 t 01225 516516
 e admin@ashwooddesign.co.uk
 f 01225 528661
 www.ashwooddesign.co.uk

Client: Magnus Homes

Project:
 Eden Place Phase 2
 Proposed Residential Development
 Carlisle

Use: Proposed Housing

| No. | Revision | Date |
|------|----------|------|
| 1422 | 001 | 0015 |

SCHEDULE A: Applications with Recommendation

13/0064

Item No: 20

Date of Committee: 08/03/2013

Appn Ref No:
13/0064

Applicant:
Magnus Homes Limited

Parish:
Carlisle

Date of Receipt:
28/01/2013

Agent:
Taylor & Hardy

Ward:
Stanwix Urban

Location:
18 Eden Place, Stanwix, Carlisle, Cumbria, CA3
9JH

Proposal: Demolition Of Detached Bungalow (Conservation Area Consent)

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Demolition Of The Property In The Conservation Area Is Acceptable

3. Application Details

The Site

- 3.1 The site comprises a single storey property that is set back approximately 40 metres within the site. The front garden of the property is bounded along the frontage of Eden Street by a hedgerow above a 700mm high retaining brick wall. There are residential properties bounding the site on all sides and the application site is within a Primary Residential Area and the Stanwix Conservation Area.
- 3.2 The site is flanked on either side by two storey terraced properties of brick construction under a slate roof. A vehicular access serves the property adjacent to 16a Eden Street. The site is a visual 'gap' site between number

16a Eden Street to the east and number 20 Eden Street to the north. The terraces are set back from the curtilage frontage, the distance of which diminishes between the two groups of properties with 20 Eden Street being closer to the road.

Background

- 3.3 An application for Conservation Area Consent was refused in 2012 for the demolition of gate and stoops for the following reason:

“The stone gate stoops are located either side of the vehicular access and are prominently sited within the Stanwix Conservation Area. These traditional gates stoops form part of the historic fabric of the area and make a substantial contribution to the character and appearance. Heritage assets are irreplaceable, any harm or loss require clear and convincing justification. Historic features should be retained and preserved and in this instance, there is insufficient justification to warrant their removal. The proposed removal of these stone gate stoops would detract from the special architectural and historic interest which designation as a Conservation Area seeks to preserve or enhance. Approval would therefore be contrary to paragraph 132 of the National Planning Policy Framework and criteria 1 of Policy LE19 (Conservation Areas) of the Carlisle District Local Plan 2001-2016.”

- 3.4 Following an appeal to the Planning Inspectorate, the Inspector considered that stone or brick stoops of various degrees of quality and design are a characteristic feature of the conservation area; however, they do not occur universally within the conservation area nor is any particular pattern evident in this part of it.
- 3.5 The Inspector noted that these particular gate stoops are unusual but not a key characteristic of the area. They are not designated assets or so unique as to be considered to make a significant contribution to the conservation area.
- 3.6 The Inspector concluded that whilst their removal without any other development would not preserve the conservation area, their loss as part of a coherent access improvement for acceptably designed residential development on the site would not cause substantial harm to it and for these reasons, consent was granted.

The Proposal

- 3.7 This application seeks “Conservation Area Consent” for the demolition of the dwelling. The property is single storey in height and is constructed from painted render under a slate roof. The building has been altered over time with the addition of single storey extensions.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice, a press notice

and direct notification to the occupiers of 25 of the neighbouring properties. In response, 1 letter of objection has been received and the main issues raised are summarised as follows:

1. this is a conservation area that is also subject to Article 4(2) status. As this direction is designed to help protect the architectural character of the buildings it is difficult to see how erecting five new dwelling within this area can possibly be regarded as conservation;
2. It would appear that this is a prime case of "Garden Grab", purely for profit, by a property developer, in a conservation area, with Article 4(2) protection, and as such should not be granted planning permission;
3. there are considerable traffic hazard implications with this proposal, given the blind exit onto a convex bend, the fact that the entrance/exit into the site is situated at the narrowest point of the road and that it also faces the junction of the south side of Eden Place with the same road;
4. the proposal also poses a danger to pedestrians;
5. if this development were to be permitted it would greatly increase the amount of surface drainage water in an area where the existing drains struggle to cope as it is.

5. Summary of Consultation Responses

Cumbria County Council - (Econ. Dir. Highways & Transportation): - comments awaited;

Local Environment - Environmental Protection (former Comm Env Services-Env Quality): - no objection in principle. It should be noted however that the process will be noisy and it is essential that on site operations are managed in such a way as to prevent a statutory noise nuisance.

6. Officer's Report

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that applications for planning permission are determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. In respect of this application, the National Planning Policy Framework (NPPF) together with Policies LE17 and LE19 of the Carlisle District Local Plan 2001-2016 are relevant. The proposal raises the following planning issues.

1. Whether The Demolition Of The Building Is Acceptable

- 6.2 Planning policies require that there will be a general presumption in favour of the retention of buildings which make a positive contribution to the character or appearance of a conservation area. Applications for planning permission for development proposals that would require the total demolition of unlisted buildings in conservation areas will be assessed against the contribution of the building to the landscape/townscape; and the structural condition of the building; and the suitability of the building for its existing, proposed or any other use; and the cost of repair; and the contribution which the demolition/redevelopment would make to broader conservation objectives the inclusion

of any building on a local list.

- 6.3 Members will be aware that the Government published revised planning guidance on 27th March 2012 entitled “National Planning Policy Framework” which revises a large number of previous planning policies and circulars. Paragraph 134 of this document states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

- 6.4 The issue lies solely with the removal of the property and the impact on the character and appearance of the Conservation Area. The supporting text in paragraph 6.72 to Policy LE17 of the Local Plan states:

“In assessing applications for planning permission involving proposals that would involve the demolition of an unlisted building in the conservation area, the Council will have regard to the desirability of preserving or enhancing the character and appearance of the conservation area in which the building is situated, and the wider benefits of demolition on the building’s surroundings and on the conservation area as a whole.

- 6.5 A balanced judgement of the proposal is therefore necessary. Whilst the building has some historic significance, the single storey property is set back within the site and views from outwith the site are minimal and glimpsed. The building itself is of little architectural merit. The Inspector concluded the removal of the wall and gate stoops would be acceptable. Whilst there is no direct comparison, the loss of the property would arguably have less of an impact on the Conservation Area due to the position within the site; therefore, its contribution to the character and appearance of the Conservation Area is minimal.

- 6.6 In light of these reasons, the demolition of the building would not have an adverse impact on the Conservation Area and the proposal to demolish the building is considered to be acceptable.

- 6.7 Ordinarily, proposals to demolish buildings and structures in the Conservation Area are linked to a planning application to redevelop the site and this linkage is enforced by way of a condition. The reason for the condition is to ensure that the character of the Conservation Area is not blighted by vacant sites where buildings have been demolished. In this instance, the application for Full Planning permission is also before Members elsewhere in this schedule under application reference 13/0063; however, it would be unreasonable to impose such a condition as the demolition of the visual loss of the building would be negligible and would not adversely impact on the character of the area.

- 6.8 In order to ensure that the demolition is undertaken in an appropriate manner that takes into account the occupiers of the neighbouring properties, it is recommended that a condition is imposed requiring the submission of a

management plan.

2. Other Matters

- 6.9 Although 1 letter of objection has been received, the issues raised relate to the redevelopment of the site which is the subject of a separate application. No issues are raised with regard to the demolition of the property.
- 6.10 The objector has raised concerns that the site is within an areas subject to an Article 4(2) direction and that development would adversely affect this designated area. The properties immediately to the east and west of the site are within the designated area but the application site is excluded. Notwithstanding this, for the aforementioned reasons the development would not be detrimental to the character of the area or the adjacent Article 4(2) designations.
- 6.11 Article 8 and Article 1 Protocol 1 of the Humans Rights Act are relevant but the impact of the development in these respects would be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

Conclusion

- 6.12 In overall terms, the property is not of architectural merit and its contribution to the character and appearance of the Conservation Area is limited. In all aspects the proposal is considered to be compliant with the objectives of the relevant Local Plan policies.

7. Planning History

- 7.1 Planning permission was granted in 2003 for the erection of a conservatory. Later in the same year, a revised scheme was approved.
- 7.2 An application for full planing permission for the erection of 3 dwellings was refused in 2012. The application was later allowed by the Planning Inspectorate.
- 7.3 In 2012, conservation area consent was refused for the demolition of a gate and gate stoops. The application was later allowed by the Planning Inspectorate.
- 7.4 An application for planning permission for the demolition of detached bungalow and erection of a pair of semi detached dwellings is currently being considered under application reference 13/0063.

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 approved documents for this Conservation Area Consent comprise:
1. the Conservation Area Consent Application Form received 24th January 2013;
 2. the Block Plan As Existing received 24th January 2013 (Drawing no. 003);
 3. the Proposed Housing received 24th January 2013 (Drawing no. 001);
 4. the Site Plan, Block Plan & Location Plan received 19th February 2013 (Drawing no. 002 Rev A);
 5. the Planning Statement received 24th January 2013;
 6. the Design and Access Statement received 24th January 2013;
 7. the Tree Survey received 24th January 2013;
 8. the Notice of Decision.

Reason: To define the permission.

3. No demolition hereby approved by this permission shall commence until a detailed management plan for the demolition works has been submitted to and agreed in writing by the Local Planning Authority. The management plan should include:
1. method of demolition;
 2. site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information;
 3. construction traffic routes, timing of lorry movements, hours of deliveries, numbers and types of vehicles, construction traffic parking;
 4. hours of site operation, dust suppression measures, noise limitation measures.

The demolition must then be undertaken in accordance with the approved details.

Reason: To ensure that the demolition is undertaken in an appropriate manner and to safeguard the living conditions of the occupiers of the neighbouring properties in accordance with Policy LE17 of the Carlisle District Local Plan 2001-2016.

SCHEDULE A: Applications with Recommendation

12/1051

Item No: 21

Date of Committee: 08/03/2013

Appn Ref No:
12/1051

Applicant:
Mr T A Smith

Parish:
Carlisle

Date of Receipt:
04/01/2013

Agent:

Ward:
Yewdale

Location:

1 Inglewood Road, Carlisle, Cumbria, CA2 6JH

Proposal: Ground Floor Side And Rear Extension To Provide Replacement Kitchen, Toilet And Living Accomodation

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Scale And Design Would Be Acceptable
2.2 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

3. Application Details

The Site

- 3.1 1 Inglewood Road forms part of a semi-detached dwelling, the front section of the ground floor of which is currently occupied by a sandwich shop (15 Orton Road). The property, which is accessed via a door in the side elevation, contains a living room and a small kitchen, which is located in a small single-storey rear extension. The first floor, which extends over the sandwich shop, contains two bedrooms and a bathroom.
- 3.2 The adjoining semi-detached dwelling, which is in residential use, has a single-storey rear extension. The property to the rear (3 Inglewood Road) is

also in residential use.

Background

- 3.3 This application has been brought to committee because the applicant's son works for the City Council.

The Proposal

- 3.4 The proposal is seeking planning permission for the erection of a single-storey side and rear extension. The existing single-storey rear extension, which projects out 2.4m and measures 2.2m in width, would be demolished. The new rear extension would project out 3.3m and would have a monopitch roof, which would measure 2.5m to the eaves and 3.7m at its highest point. It would be set in 0.2m from the edge of the boundary with 13 Orton Road and would tie in with the side extension, which would measure 2.9m in width. The extensions, which would contain a sitting room, a kitchen and a w.c., would be constructed of red facing brick, with tiles to match the existing dwelling.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to five neighbouring properties. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objections;
Northern Gas Networks: - no objections.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies H11 and CP5 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Whether The Scale And Design Would Be Acceptable
- 6.2 The rear extension would project out 3.3m from the existing rear elevation of the dwelling, whilst the side extension would project out 2.9m. The extensions would have an eaves height of 2.5m and a maximum height of 3.7m and would, therefore, be of an appropriate scale. The extensions would be constructed of brick, with tiles to match the existing dwelling. Whilst the existing property is finished in render, there are dwellings in the vicinity which are brick to the ground floor and render to the first floor. The scale and

design of the proposals would, therefore, be acceptable.

2. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

- 6.3 There would be no windows in the side elevation facing 13 Orton Road. Given the scale of the rear extension, it would not have an adverse impact on the living conditions of the occupiers of this dwelling, through loss of light or over dominance.

Conclusion

- 6.4 In overall terms, the scale and design of the proposal would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over dominance. In all aspects the proposal is considered to be compliant with the objectives of the relevant adopted Local Plan policies.

7. Planning History

- 7.1 There is no planning history relating to this site.

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 approved documents for this Planning Permission comprise:

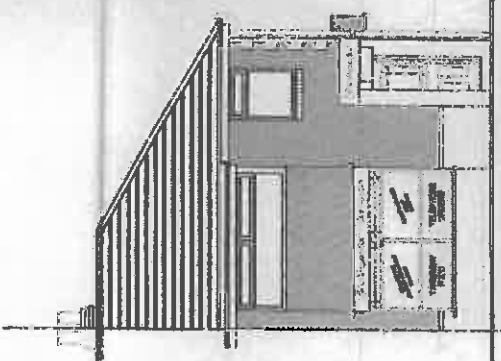
1. the submitted planning application form, received 28 December 2012;
2. the site location plan and site block plan (drawing reference IS/04) received 28th December 2012;
3. the existing plans (drawing reference IS/01) received 28th December 2012;
4. the proposed floor plans (drawing reference IS/02b) received 30th January 2013;
5. the proposed elevations (drawing reference IS/03b) received 30th January 2013;
6. the Notice of Decision; and

7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

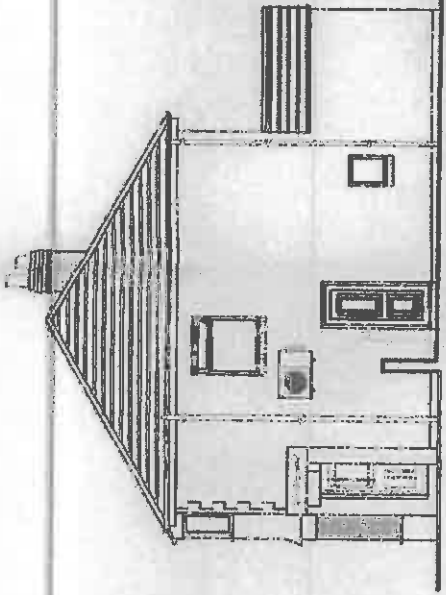
Reason: To define the permission.

3. 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.

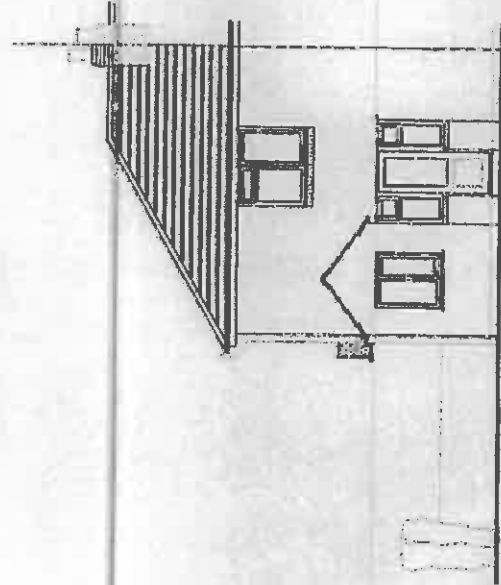
Reason: To ensure the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016 are met and to ensure a satisfactory external appearance for the completed development.



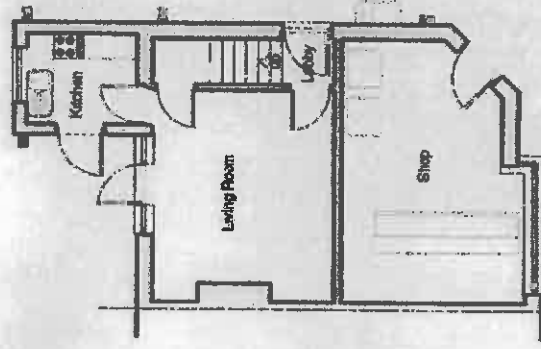
Existing Front Elevation



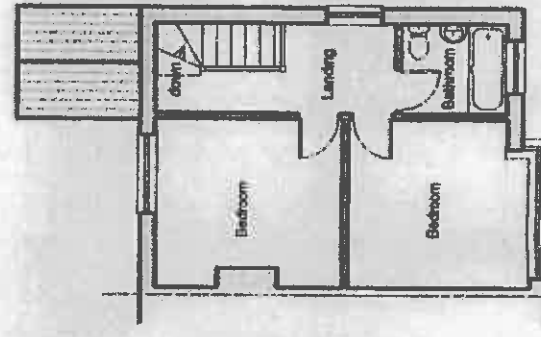
Existing Side Elevation



Existing Rear Elevation



Existing Ground Floor Plan



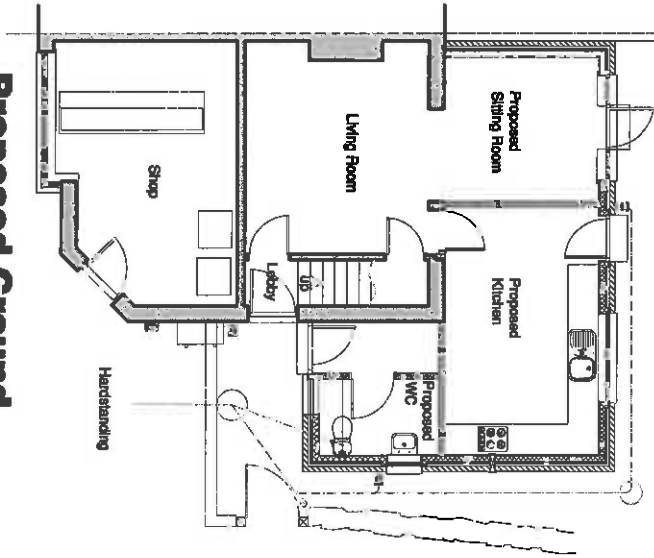
Existing First Floor Plan

- NOTES - EXISTING CONSTRUCTION.**
- ROOF - Red Gable Endworking roof tile
 - RAINWATER GOODS - Black half round plastic guttering
Black plastic eap and downpipes
 - WALLS - Red rubble facing brickwork to front side panel,
Clype gables and pillars
Upper panels front ver deck painted white
 - WINDOWS & DOORS - White upvc

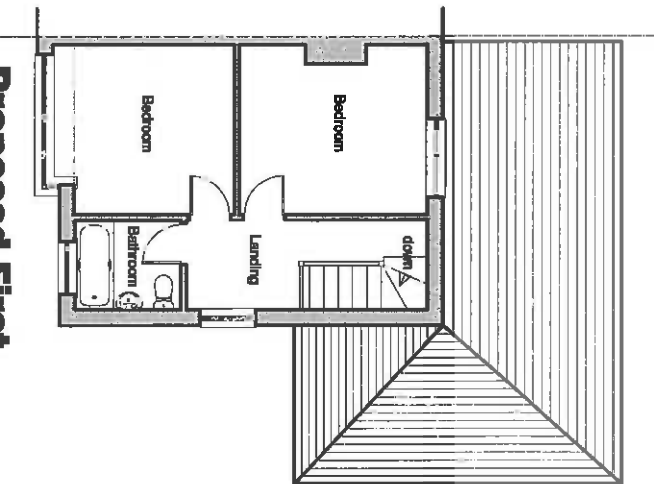
RECEIVED
28 DEC 2012
12:05 PM

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|--|--|------------------------------------|--|
| PROJECT PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION TO EXISTING NEW LIVING DINING ROOM AND GROUND FLOOR WC - LOWER ROOM | | DRAWING EXISTING FLOOR PLANS | |
| CLIENT MR & MRS J. SMITH | | DATE 08 AUG 12 | |
| SCALE 1:100 | | DRAWN BY ms | |
| PROJECT NO. 18/01 | | | |

Proposed Ground Floor Plan

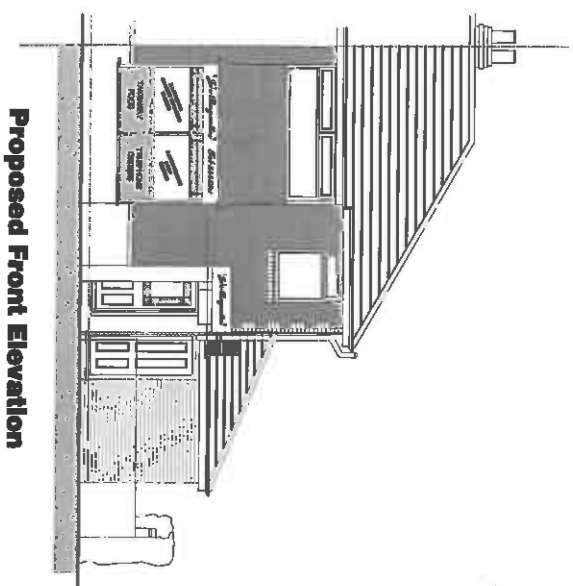


Proposed First Floor Plan

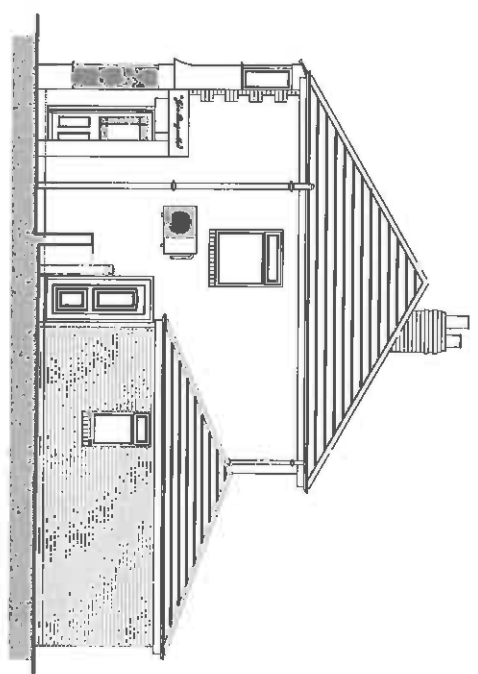


PROPOSED ONE AND A HALF STOREY - ONE AND A HALF STOREY REAR PORTICO NEW LIVING DINING ROOM AND BATHROOM - SHOWER ROOM AND BATHROOM - SHOWER ROOM
 ARCHITECTURE FOR THE ABOVE
 DRAWING FOR THE ABOVE

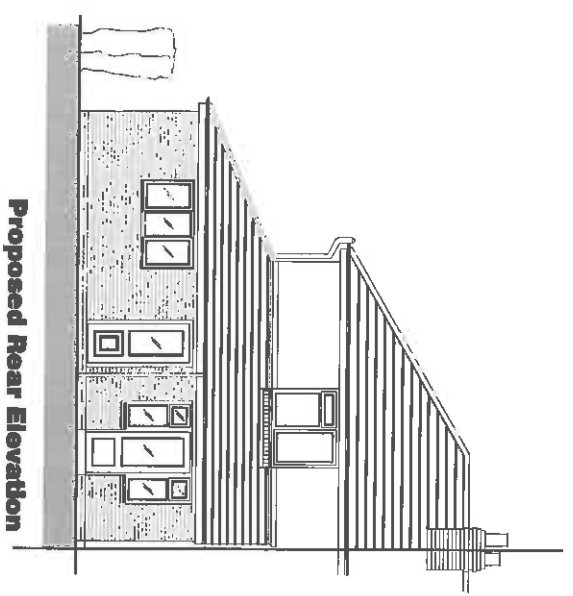
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|----------|--------|------|----------|
| scale | 1:100 | date | 28-01-13 |
| drawn by | IS/02b | no | |



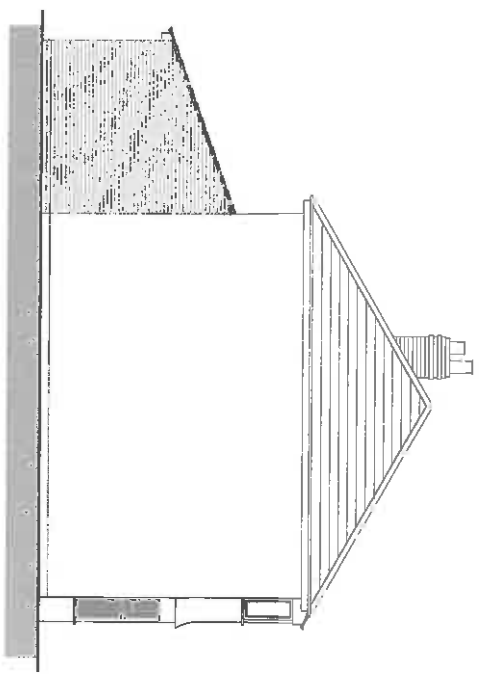
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

NOTES - PROPOSED CONSTRUCTION.

- ROOF - Roof tiles to match existing.
- RAINWATER GOODS - Black half round plastic gutters. Black plastic eap and downpipes.
- WALLS - Red rustic facing brickwork.
- WINDOWS & DOORS - White upvc.

| | |
|---|-----------------------------------|
| <p>Project PROPOSED SINGLE STOREY SIDE AND REAR EXPANSION PROVIDING NEW KITCHEN, BATHING ROOM AND GROUND FLOOR WC, STORE ROOM AT 1 NABLEWOOD CRESCENT CARLEISLE FOLKLETON STRA DISTRICT</p> | |
| <p>scale 1:100</p> | <p>date 28-01-13</p> |
| <p>drawn by 19/03/13</p> | <p>19/03/13</p> |

SCHEDULE B

SCHEDULE B

SCHEDULE C

SCHEDULE C

SCHEDULE C: Applications Determined by Other Authorities

Item No: 22

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/9018

Applicant:
Mr D Clare

Parish:
Multiple Parishes

Date of Receipt:
02/01/2013

Agent:
Economy, Culture &
Environment

Ward:
Great Corby & Geltsdale

Location:
New Water River, East of Cumrew Fell, Cumrew,
Heads Nook, Brampton

Grid Reference:
357872 551560

Proposal: Proposed New Bridlebridge Over The New Water River In Geltsdale
Amendment:

REPORT

Case Officer: Suzanne Edgar

City Council Observations on the Proposal:

Decision: City Council Observation - Observations

Date: 15/01/2013

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 13/02/2013

A copy of the Notice of the decision of the Determining Authority is printed following the report.

CUMBRIA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

NOTICE OF PLANNING CONSENT

To: Cumbria County Council
Parkhouse Building
Kingmoor Business Park
Carlisle

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application & on the plans/drawings attached thereto received on 18 December 2012.

**viz: Proposed New Bridlebridge over the New Water River in Geltsdale
(Resubmission of 1/12/9009)**

**New Water River, East of Cumrew Fell, Cumrew, Heads Nook, Brampton,
[Grid Ref: NY 5788 5154]**

Subject to due compliance with the following conditions:

Time Limit for Implementation of Permission

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

Approved Documents

2. The development shall be carried out strictly in accordance with the approved documents, hereinafter referred to as the approved scheme. The approved scheme shall comprise the following:
 - a. The submitted Application Form – dated 18 December 2012
 - b. Design and Access Statement – dated November 2012
 - c. Supporting Statement – dated December 2012
 - d. Flood Risk Assessment – dated 18 December 2012
 - e. Watercourse Flood Defence Consent – dated 17 August 2012
 - f. Construction Method Statement – dated November 2012
 - g. Pre-construction Photographs
 - h. Phase 1 Habitat Survey – dated June 2012
 - i. Plans numbered:
 - i) Site Plan – Drawing No 116001/112005/02
 - ii) Castle Carrock Packhorse Route
 - iii) General Arrangement – Drawing No BW116001/112005/01 rev 2
 - iv) Site Access Plan – Drawing No BW116001/112005/03 Rev 0
 - j. The details or schemes approved in relation to conditions attached to this permission.
 - k. This Decision Notice

Reason: To ensure the development is carried out to an approved appropriate standard and to avoid confusion as to what comprises the approved scheme.

Operational Matters

3. Prior to starting works on site, a survey for potential otter holts should be carried out continuing a reasonable distance (not less than 20 metres) upstream and downstream of the proposed bridge location. If potential otter holts are discovered further advice must be sought from Natural England before proceeding.

Reason: To prevent harm to protected otter holts.

4. All excavations deeper than 0.5m that will be left unattended overnight will be kept to a minimum. Where excavations must unavoidably be left open overnight they will be securely fenced with Herras fencing with an additional lower guard to prevent otters from entering the working area.

Reason: In order to prevent otters or wildlife becoming trapped in deep excavations.

5. All building materials shall be stacked safely to prevent accidental collapse.

Reason: In order to prevent otters or wildlife being trapped, injured or killed if exploring stockpiles of materials.

6. All plant will be checked by the operative daily before moving to ensure otters are not sheltering beneath.

Reason: To prevent harm to flora and fauna.

7. Satisfactory provision shall be made for the collection, treatment and disposal of all water entering or arising on the site, including an increased flow from the land to ensure that there shall be no pollution of watercourses by the approved operations.

Reason: To prevent any solid and / or water-soluble contaminants from entering the New Water River and / or neighbouring land.

8. Any fuel, lubricant or/and chemical storage vessel shall be placed or installed within an impermeable container with a sealed sump and capable of holding at least 110% of the vessels capacity. All fill, draw and overflow pipes shall be properly housed within the bunded area to avoid spillage. The storage vessel, impermeable container and pipes shall be maintained for the duration of the development.

Reason: To minimise the risk of pollution to water courses or groundwater resource.

9. Any refuelling or vehicle maintenance will be undertaken by a trained individual within a drip tray large enough to contain 150% of any spilled fluids. Any spillage will then be disposed of in a safe and appropriate manner.

Reason: To minimise the risk of pollution to water courses or groundwater resource.

10. Operators will check their vehicles on a daily basis before starting work to confirm the absence of leakages. A reporting system shall be devised and implemented to ensure that repairs are undertaken as soon as discovered and before starting work. Plant will be fitted with bio-degradable hydraulic oil, and will not be allowed to emit black exhaust fumes.

Reason: To minimise the risk of pollution to water courses or groundwater resource.

11. Sufficient oil sorbent material shall be available on site to cope with a loss equals to the total fluid content of the largest item of plant. Following the use of such oil sorbent material, any contaminated materials shall be disposed of in a safe and appropriate manner. Spill kits and booms will be kept on site at all times close to the potential source of contamination.

Reason: To minimise the risk of pollution to water courses or groundwater resource.

12. The new bridge shall be painted/stained prior to installation to minimise the risk of pollution.

Reason: To minimise the risk of pollution to water courses or groundwater resource.

13. All the stone cladding shall be from a local source a sample of which shall be submitted to and approved in writing with the Local Planning Authority.

Reason: To ensure the stone is natural to the area.

14. No stone shall be removed from the area identified in the Construction Method Statement as 'pile of stone to be used to clad the ramp retaining walls' dated 3 July 2012.

Reason: To ensure the archaeological importance of the site is not disturbed.

15. No work that involves machinery crossing the river bed shall be carried out between October and May (inclusively).

Reason: New Water is a trout spawning stream and machine access to the river in the spawning season (October to May) could result in direct damage to redds, eggs or buried fry or indirect damage of spawning gravels downstream due to siltation

16. Before commencement of development a method statement must be submitted to and agreed in writing to ensure that concrete does not cause damage to plant/habitats in the area.

Reason: To avoid damage to plant/habitats which are pH sensitive (e.g. upland heath and blanket bog).

17. On completion of the development both compound areas, access routes, and any other disturbance caused as a result of the development shall be returned to their original condition.

Reason: To secure the restoration of the construction compound and access routes associated with this development.

Dated the 13 February 2013

.....
Signed: Paul Feehily
Assistant Director of Planning & Sustainability
on behalf of the Council.

NOTES

- The local planning authority has worked with the applicant/agent in a positive and proactive manner to seek solutions to any problems which have arisen in relation to dealing with the planning application and has implemented the requirements of the National Planning Policy Framework.
- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Submissions to discharge conditions may require a fee (see Appendix)
- Any approval to be given by the Assistant Director - Planning & Sustainability or any other officer of Cumbria County Council shall be in writing.

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

Summary of Reasons For Grant of Planning Permission

- 1 This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
- 2 The key development plan policies and other planning documents that are material considerations which were taken into account by the County Council before granting permission were as follows:

Cumbria and Lake District Joint Structure Plan 2001-2016 – Saved Policies

Policy E37 – Landscape Character

Development and land use change should be compatible with the distinctive landscape characteristics and features of Cumbria's landscape types and sub types. Proposals will be assessed in relation to: local distinctive natural or built features, visual intrusion or impact, scale in relation to the landscape and features, the character of the build environment, public access and community value of the landscape, historic patterns and attributes, biodiversity features, ecological networks and semi-natural habitats and openness and remoteness and tranquillity.

Carlisle District Local Plan 2001 -2016

Policy DP 7 – European Natura 2000 Sites

Except where there are imperative reasons of overriding public interest, proposals that would have an impact on a European Natura 2000 site will not be permitted unless it can be objectively demonstrated that they would be unlikely to have a significant adverse impact either alone or in combination with other plans or projects.

Policy DP 9 – Areas of Outstanding Natural Beauty

With the North Pennines and Solway Coast Areas of Outstanding Natural Beauty and their settings, permission will not be given for development that would harm the special characteristics and landscape quality of the areas. Development proposals must conserve or enhance the natural beauty of the areas, including scenic qualities, landform, ecology, geology, cultural interests and the historic environment so that these qualities can be enjoyed by present and future generations.

Policy CP 1 – Landscape Character

Proposals for development in the rural area must seek to conserve and enhance the special features and diversity of the different landscape areas. Development will be considered appropriate to the character of the landscape provided the proposal has regard to and conserves : the landform and natural patterns of drainage, the patterns of trees and woodlands, the habitats or species or

importance for wildlife, the pattern and composition of field boundaries, the pattern of historic landscape features and the pattern and distribution of settlements.

Policy CP 2 – Biodiversity

Proposals in both the rural and urban area should not harm the integrity of the biodiversity resource as judged by key nature conservation principles, and proposals should seek to conserve and enhance the biodiversity value of the areas which they affect. In areas where species protected under national and European legislation are most likely to occur, special account will be given to their presence in the consideration of development proposals.

Policy CP 5 – Design

All new development proposal will be **assessed** against the following design principles : respond to the local context and the form of surrounding buildings in relation to height, scale and massing and by making use of appropriate materials and detailing, taking into consideration and important landscape or topographical features and respect local landscape character, ensure all components of the proposal such are building, car parks, access routes, open space and landscape are well related to one another to ensure a well integrated successful and attractive development, ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal appropriate mitigation measures should be put in place and on site replacement of those features will be sought.

Policy CP 7 – Use of Traditional Materials

In order to sustain the local environment consideration will be given to local sourced traditional materials to maintain the local character of buildings and their environment.

Policy CP 13 – Pollution

Development will not be permitted where it would generate either during construction or on completion significant levels of pollution (from contaminated substances, odour, noise, dust, vibration, light, heat) which can not be satisfactorily mitigated within the development proposal or by means of planning conditions.

Policy LE2 – Sites of Special Scientific Interest

Development proposals within or likely to affect the nature conservation or geological interest of Sites of Special Scientific Interest will be subject to special scrutiny and will not be permitted unless : the reasons for the development clearly outweigh the nature conservation value of the site for which it is of special interest and therefore designated as part of the national series of SSSI's or, the nature conservation interest of the site can be fully protected and enhanced by the appropriate use of planning conditions or obligations.

Policy LE4 – River Corridors

Permission will not be granted for developments which are likely to have a detrimental impact on nature conservation, public access, the quality of the landscape or recreational facilities within the river corridors. Opportunities for

economic development in relation to the rivers will only be considered provided there is no adverse impact on wildlife habitats, species or natural process associated with or affecting the rivers.

Policy LC8 – Rights of Way

Carlisle City Council will seek to retain all existing footpaths, bridleways and other rights of way to establish new routes wherever possible. New development will seek to maintain the existing rights of way network and where possible local improvements and extensions will be sought as part of new developments. Proposals to close or divert existing rights of way will not be permitted unless an alternative route is available which is attractive, serves the same area and is not significantly longer than the original route.

The National Planning Policy Framework

3. Supporting a prosperous rural economy

Supporting sustainable rural tourism and leisure development that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside.

7. Requiring good design

Local Authorities should consider using design codes where they could deliver high quality outcomes. Although visual appearance and architecture are very important factors securing high quality and inclusive design goes beyond aesthetic considerations. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

11. Conserving and enhancing the natural environment

Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to landscape and scenic beauty. Local Authorities should aim to conserve and enhance biodiversity.

- 3 In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 13 February 2013

.....
Signed: Paul Feehily
Assistant Director, Planning & Sustainability
on behalf of the Council.

APPENDIX TO NOTIFICATION OF PLANNING DECISION

This Appendix does not form part of any consent. However, you should take careful notice of the advice given below as it may affect your proposal.

1. Unless specifically exempt by the Waste Management Licensing Regulations 1994, all operations involving "controlled waste", which includes most wastes excluding mine and radioactive waste, requires a Waste Management Licence or Pollution Prevention and Control Permit issued by the Environment Agency. Where your proposal includes the disposal, storage, transfer or treatment of any waste material on the permission site, you should contact the Environment Agency, Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, CA11 9BP (08708 506506), regarding applying for a licence, if you have not already done so. It is a criminal offence to deposit controlled waste and in certain circumstances to store, transfer or treat waste without a licence.
2. Obtaining any planning permission does not imply that any consents or licences required to be obtained from United Utilities plc or the Environment Agency would be granted. You are advised to consult the appropriate body to determine if any such consent or licence may be required.
3. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
4. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.
5. Any application made to the Local Planning Authority for any consent, agreement or approval required by a condition or limitation attached to a grant of planning permission will be treated as an application under Article 30 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and must be made in writing. Applications will be acknowledged and the Local Planning Authority is required to determine them within 8 weeks of receipt unless otherwise agreed in writing. A fee of £85 is payable for each submission (except for mining and landfill sites where fees are chargeable for site visits). A single submission may relate to more than one condition. If the County Council does not make a decision within 12 weeks of the date of submission the fee will be returned.

SCHEDULE C: Applications Determined by Other Authorities

Item No: 23

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/9004

Applicant:
The School Governors

Parish:
Carlisle

Date of Receipt:
14/01/2013

Agent:
Cumbria County Council

Ward:
Harraby

Location:
Inglewood Junior School, Arnside Road, Carlisle,
CA1 3QA

Grid Reference:
342194 554301

Proposal: Creation Of Additional Parking Spaces And Resurfacing Of Driveway To
School Kitchen

Amendment:

REPORT

Case Officer: Barbara Percival

City Council Observations on the Proposal:

Decision: City Council Observation - Raise No Objection **Date:** 08/02/2013

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 20/02/2013

A copy of the Notice of the decision of the Determining Authority is printed following the report.

CUMBRIA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

NOTICE OF PLANNING CONSENT

To: Inglewood Junior School
Arnside Road
Carlisle

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans/drawings attached thereto received on 8 January 2013.

viz: Creation of additional parking spaces and resurfacing of driveway to school kitchen

Inglewood Junior School, Arnside Road, Harraby, Carlisle, CA1 3QA

Subject to due compliance with the following conditions:

Time Limit for Implementation

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004).

Approved Scheme

- 2 The development shall be carried out strictly in accordance with the approved documents, hereinafter referred to as the approved scheme. The approved scheme shall comprise the following:
 - a. The submitted Application Form - dated 7 January 2013
 - b. Site Location Plan (Supplied by Streetwise Maps) - dated 14 January 2013
 - c. Supporting Letter from Headteacher - dated November 2012
 - d. Design & Access Statement
 - e. Email from Agent with further and clarifying details - dated 8 January 2013 (21:31pm)
 - f. Travel Plan update - dated 13 June 2012
 - g. Drawing 02 Rev A - Part Plan as Proposed
 - h. Drawing 03 Rev 0 - Details
 - i. This Decision Notice

Reason: To avoid confusion as to what comprises the approved scheme & ensure the development is carried out to an approved appropriate standard.

Dated the 20 February 2013

.....
Signed: Paul Feehily
Assistant Director of Planning & Sustainability
on behalf of the Council.

NOTES

- The local planning authority has worked with the applicant/agent in a positive and proactive manner to seek solutions to any problems which have arisen in relation to dealing with the planning application and has implemented the requirements of the National Planning Policy Framework.
- Where the permission is granted subject to conditions, attention is directed to the below Appendix.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.

APPENDIX TO NOTIFICATION OF PLANNING DECISION

This Appendix does not form part of any consent. However, you should take careful notice of the advice given below as it may affect your proposal.

1. Unless specifically exempt by the Waste Management Licensing Regulations 1994, all operations involving "controlled waste", which includes most wastes excluding mine and radioactive waste, requires a Waste Management Licence or Pollution Prevention and Control Permit issued by the Environment Agency. Where your proposal includes the disposal, storage, transfer or treatment of any waste material on the permission site, you should contact the Environment Agency, Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, CA11 9BP (08708 506506), regarding applying for a licence, if you have not already done so. It is a criminal offence to deposit controlled waste and in certain circumstances to store, transfer or treat waste without a licence.
2. Obtaining any planning permission does not imply that any consents or licences required to be obtained from United Utilities plc or the Environment Agency would be granted. You are advised to consult the appropriate body to determine if any such consent or licence may be required.
3. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
4. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.

CUMBRIA COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

Summary of Reasons for Grant of Planning Permission

1 This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.

2 The key development plan policies taken into account by the County Council before granting permission were as follows:

Carlisle District Local Plan 2001-2016 (Saved Policies thereof)

POLICY T1 Parking Guidelines for Development

The level of car parking provision for development will be determined on the basis of the following factors:

1. the Parking Guidelines for Cumbria as updated by additional requirements in PPG 13;
2. the availability of public car parking in the vicinity;
3. the impact of parking provision on the environment of the surrounding area;
4. the likely impact on the surrounding road network; and
5. accessibility by and availability of, other forms of transport.

Policy LC11 - Educational Needs

Proposals for the development of education facilities should be provided within the existing educational sites as indicated on the Proposals Map. On existing sites, proposals for new buildings should be in close proximity to existing buildings to minimise the visual impact of additional development. Where educational facilities are proposed outside existing sites the location should be close to the intended catchment in order to minimise travel in conjunction with centres listed in policy DP1. Other policies of this Plan will apply dependent upon the proposal and land to be utilised.

3 The National Planning Policy Framework (March 2012) is also a material consideration, and has been taken into consideration in this report with reference to Paragraph 72 which states that:

The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools;
- work with schools promoters to identify and resolve key planning issues before applications are submitted

4 In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the

TCP.1 REFERENCE No. 1/13/9004

decision should be made otherwise and with the planning conditions included in the notice of planning consent, any harm would reasonably be mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

Dated the 20 February 2013

.....
Signed: Paul Feehily
Assistant Director, Planning & Sustainability
on behalf of the Council.

SCHEDULE C: Applications Determined by Other Authorities

^{12/0438}
detrimental impact on the living conditions of nearby residents in relation to
noise and disturbance, and the appeal was dismissed.

Appeal Decision: Appeal Dismissed

Date: 11/01/2013

SCHEDULE D

SCHEDULE D

SCHEDULE D: Reports on Previously Deferred Decisions

Item No: 25

Between 12/01/2013 and 22/02/2013

Appn Ref No:
10/1116

Applicant:
Stobart Air Limited

Parish:
Irthington

Date of Receipt:
16/12/2010

Agent:
URS/Scott Wilson

Ward:
Stanwix Rural

Location:
Carlisle Lake District Airport, Carlisle, Cumbria CA6
4NW

Grid Reference:
348000 561000

Proposal: Erection Of A Distribution Centre (Inclusive Of Air Freight And Road Haulage, And Including Integrated +3 °C Chiller Chamber, +12°C Chiller Chamber, Workshop And Offices)(Use Classes B1 And B8), Gatehouse, Canteen/Welfare Facilities, Landscaping, New Access, Parking And Other Infrastructure Works (Such As Auxiliary Fire Station, Package Sewage Treatment Works, Fire Sprinkler System And Electrical Substation) And Raised And Re-Profiled Runway 07/25

Amendment:

1. Revised Site Plan (drawing number PL D133593/PL/001 Rev. A) and drawing number D133593/PL/07 A showing proposed connection to public sewer received 22/06/11.

REPORT

Case Officer: Angus Hutchinson

Details of Deferral:

Members will recall at Committee meeting held on 3rd August 2012 that authority was given to the Director (Economic Development) to issue approval subject to:

- 1)the acceptance of the Appropriate Assessment/clarification on Natural England's position regarding Great Crested Newts;
- 2) the receipt of appropriate advice regarding the implications of the Commission's guidance on the "Financing of Airports and Start-up Aid to Airlines Departing from Regional Airports" (2005) and State Aid;
- 3)the completion of a Section 106 Agreement including
 - (i) an obligation on the applicant to keep the Airport open and the runway maintained unless it can be shown that the Airport is no longer economically viable (even with the distribution centre rental income),
 - (ii) Travel Plan obligations requiring: payment of a Travel Plan Bond to the County Council as the Highway Authority calculated by using the cost of an annual North West Mega rider Gold ticket multiplied by the proposed reduction in the number of employee commuting trips multiplied by 5 years;

SCHEDULE D: Reports on Previously Deferred Decisions

the applicant designating a Travel Plan Co-ordinator to carry out annual monitoring and reporting of results to the County Council; the payment of £2725 per year for 5 years in respect of County Council staff; and the setting up of a Steering Group to oversee the frequency of the shuttle bus service, and

(iii) the payment of £100,000 in order to enable the undertaking of a habitat enhancement scheme to benefit breeding waders; and

4) the imposition of the suggested conditions as revised.

These issues have been resolved and the decision was issued on 6th February 2013.

Decision: Granted Subject to Legal Agreement

Date: 06/02/2013

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 carried out in accordance with the approved documents for this planning permission that comprise:
 - a. The submitted planning application form (as amended by the contents/attachment of the e-mail from the Stobart Group sent on the 23rd January 2013 concerning the size of the LPG tank), Certificate C and the Agricultural Holdings certificate;
 - b. Drawing nos. PL-001 Rev A - Site Plan; PL-002- Development Plan; PL-010- Boundaries Plan; PL-020- Existing Site and Location Plan; PL-030- Detailed Site Plan Sheet 1 of 5; PL-031 -Detailed Site Plan Sheet 2 of 5; PL-032- Detailed Site Plan Sheet 3 of 5; PL-033- Detailed Site Plan Sheet 4 of 5; PL-034- Detailed Site Plan Sheet 5 of 5; PL-040- Site Access and Contractors Compound; PL-050- Proposed Runway Long Section; PL-051 - Typical Runway Cross Sections; PL-060- Fence and Gate Location Plan; PL-061 -Car Parks Paladin Fence; PL-070- S278 Works Levels and Drainage Proposed Layout; PL-071 - S278 Works Site Clearance; PL-072- HGV Forward Manoeuvres around S278 Works; PL-073- Existing Drainage and Catchment Areas; PL-075 - Proposed Surface Water Drainage Plan; PL-076 Rev A- Proposed Foul Water Drainage Plan; PL-090- Typical Plant and Equipment Images; PL-091 -Terminal Parking; LA-001 -Landscaping Planting Proposals Woodland Planting Sheet 1; LA-002 - Landscaping Planting Proposals

SCHEDULE D: Reports on Previously Deferred Decisions

Woodland Planting Sheet 2; LA-003- Landscaping Planting Proposals
Woodland Planting Sheet 3; LA-004- Landscaping Planting Proposals
Woodland Planting Sheet 4; LA-005- Landscaping Planting Proposals
Woodland Planting Sheet 5; PL-1001 -Ground Floor Plan; PL-1002 -
Roof Plan; PL-1003- Warehouse Elevations and Sections; PL-1004-
Warehouse Office and Operations Office Plan; PL-1005- Gatehouse
Plans and Elevations; PL-1006 - Welfare Plans and Elevations; PL-1007
- Fire Station Plans and Elevations; PL-5050- Proposed External
Lighting and CCTV; D133185/F/Figure A EH; and D133185/F/Figure B
EH;

- c. The Environmental Statement (URS/Scott Wilson, 2010) as updated:
Volume 1 - Environmental Statement; Volume 2- Technical Appendices;
Volume 3 - Figures; Non-Technical Summary;
- d. Planning Policy and Position Statement (URS/Scott Wilson, 2010);
- e. Design and Access Statement (URS/Scott Wilson, 2010);
- f. Transport Assessment and Travel Plan (URS/Scott Wilson, 2010);
- g. Flood Risk Assessment and Drainage Strategy (URS/Scott Wilson,
2010);
- h. Bird Hazard Management Plan Wintering Bird Surveys 2010/2011
(URS/Scott Wilson, 2011);
- a. Potential Odour Impacts report (Air Quality Consultants Ltd, 2011);
- b. Economic Impact Appraisal Report (EKOS Ltd, 2008);
- c. Economic Impact Appraisal Report: Update (EKOS Ltd, 2010);
- d. Economic Impact Appraisal Update: Carlisle Airport (EKOS Ltd, 2012);
- e. Archaeological Walkover and Evaluation Report No. CP/471/07 (North
Pennines Archaeology Ltd, 2007); and
- f. Archaeological Evaluation Report CP No. 1416/11 (North Pennines
Archaeology Ltd, 2011)

Reason: For the avoidance of doubt.

- 3. No construction operations on the new access from the A689 shall begin until full details (including a safety audit) of the proposed roundabout junction and associated internal junction and access routes have been submitted to, and

SCHEDULE D: Reports on Previously Deferred Decisions

approved in writing by, the Local Planning Authority. The proposed access junction with the A689, and any associated internal junction and access routes, shall be completed in accordance with the approved details prior to the occupation of any element of the development hereby permitted.

Reason: To ensure that the highway network can accommodate the traffic associated with the development and to support Local Transport Plan Policies S3, LD5, LD7 and LD8.

4. No construction of the carriageways, footways and footpaths to be provided within the site shall begin until full details of their specification (inclusive of surface treatment and drainage) and a programme for their implementation, have been submitted to, and approved in writing by, the Local Planning Authority. The construction of the carriageways, footways and footpaths within the site shall be completed in accordance with the approved details prior to the occupation of any part of the development hereby permitted.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

5. The development hereby permitted (or any part thereof as may be agreed) shall not be occupied until the lay-bys/bus stops, parking, turning and servicing areas for buses/coaches, lorries, cars, motor-cycles and cycles and the means of access thereto have been constructed, surfaced, drained and are available for use in accordance with details submitted to and approved in writing beforehand by the Local Planning Authority. All such facilities shall be kept available for such use at all times and shall not be used for any other purpose, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that vehicles can be properly and safely accommodated clear of the highway and to support Local Transport Plan Policies LD7 and LD8.

6. A signage strategy relating to airport and emergency vehicles (inclusive of the roundabout access and the passenger terminal) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented prior to the occupation of any part of the development hereby permitted.

Reason: In the interests of road safety and to ensure the safe and free flow of emergency vehicles and to support Local Transport Policies LD5, LD6 and LD7.

7. No part of the development hereby permitted shall be occupied prior to implementation of the Approved Travel Plan as amended by the letter from

SCHEDULE D: Reports on Previously Deferred Decisions

URS Scott Wilson dated the 5th August 2011 (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure sustainable modes of transport are available and managed throughout the life of the development.

8. The landscaping scheme (inclusive of any bunds) shall be carried out in accordance with the approved details during the first available planting season following the completion of each stage of construction operations and shall be maintained for a period of not less than 5 years thereafter. 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 an appropriate and effective landscaping scheme is implemented and that it fulfils the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

9. a) No occupation of the hereby permitted freight distribution centre shall take place until works to runway 07-25 (to achieve a Pavement Classification Number standard of not less than 31) and the associated taxiways/hard standing in accordance with drawings 'PL D133593/PL/001 Rev A', 'PL D133593/PL/050' and 'PL D133593/PL/051' have been completed.
- b) Before the aforementioned works are commenced plans showing further details (at a larger scale) of the works shown on drawings 'PL D133593/PL/001 Rev A', 'PL D133593/PL/050' and 'PL D133593/PL/051' shall be submitted to the Local Planning Authority for approval and the works shall thereafter be carried out in accordance with the approved details and plans.

Reason: To ensure the completion of the runway works to achieve a Pavement Classification Number standard of not less than 31 and thereby enable the achievement of an airport related benefit in accordance with the timetable agreed by the applicant.

10. No development hereby permitted by this planning permission shall be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(d) of

SCHEDULE D: Reports on Previously Deferred Decisions

the Town and Country Planning Act 1990 until a construction site management plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include:-

- (a) the proposed date and sequence of works/construction phases;
- (b) details of proposed normal working hours and intended start up and close down times;
- (c) an outline of any work which may require construction outside of normal working hours (per (b) above) together with any control that will be applied to mitigate against nuisance and complaints;
- (d) details of measures to control noise emissions;
- (e) the location of any proposed compounds, access points and the routes for construction vehicles, equipment and plant during construction;
- (f) details of equipment and plant to be used (including type, make and expected number);
- (g) the identification of any sensitive receptors (such as trees, watercourses, local residents and commercial businesses) which are likely to be affected by the works;
- (h) the proposed method of delivery/removal of materials and plant;
- (a) procedures (for all persons engaged in construction of the development) for dealing with major incidents, unexpected occurrences or finds during construction particularly related to air quality (such as dust), ground quality (contamination issues), noise and vibration, light nuisance and water resources;
- (b) procedures for handling external communication, liaison and complaints;
- (c) measures to minimise siltation of the River Eden SAC during construction;
- (d) measures to prevent chemical pollution of the River Eden SAC during construction;
- (e) biological monitoring of watercourses before, during and after construction;
- (f) details of proposed wheel cleaning facilities for construction vehicles, and measures to remove any material that is deposited

SCHEDULE D: Reports on Previously Deferred Decisions

within the site by such vehicles;

- (g) the measures to be undertaken to prevent contamination of the River Eden SAC through surface water drainage during construction and operation;
- (h) the measures to be undertaken to prevent contamination of the River Eden SAC in the event of a pollution event/spillage during construction;
- (r) the measures to be undertaken to minimise risk of toxic pollutants arising from contaminated ground being transferred to the River Eden SAC via surface and/or ground water during construction and operational phases;
- (s) the measures to minimise disturbance of the River Eden SAC and SSSI by way of noise, vibration and lighting during construction and operation;
- (t) directional vegetation clearance to enable a means of escape for Biodiversity Action Plan species (brown hare, common toad and hedgehog);
- (u) the results of a further precautionary badger survey; and
- (v) the covering up at night or provision of escape ramps for any holes excavated during development to prevent injury to any badgers and other mammals.

The development shall not be constructed other than in accordance with the approved construction site management plan unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent statutory nuisance during construction.

11. Any vehicle travelling to and from the development, during its construction, which is carrying material that has the potential to give rise to dust, shall be covered in such a manner so as to minimise the emission of dust during transit.

Reason: To protect the environment, prevent dust nuisance, and in the interests of highway safety.

12. Any material which is stored on site, during construction of the development, and has the potential to give rise to dust shall be stored away from the site boundary, and any mounds of materials shall be profiled in order to minimise dust.

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Reason: To protect the environment and prevent statutory nuisance.

13. No works of construction of any building hereby permitted shall begin until detailed plans, elevations and sections of that building (and any associated circulation area), together with a schedule and sample of finishes to be used on its external elevations, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include any proposals intended to be employed to secure articulation of the principal facades, the intended site and finished floor levels to identify its physical relationship with the existing ground levels, the measures to be incorporated to secure a "good" BREEAM rating, and the intended use of appropriate materials and colour to assimilate the form and scale of the building within its rural setting. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To protect the living conditions of residents and businesses living and/or operating in the immediate locality of the Airport and to comply with Policy CP5 of the Carlisle District Local Plan 2001-2016.

14. The development shall not be occupied until a service/haulage yard management plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include measures to:
- a) minimise the use of audible reversing alarms on site between the hours of 2300 and 0700 on any day;
 - b) minimise the need to undertake loading and unloading of HGVs outside the service/haulage buildings;
 - c) ensure the installation and operation of machine driven flaps (inclusive of arresting valves) at all docking stations; and
 - d) ensure the installation of noise mitigation of the chillers at the external technical services building (TSB) units.

All haulage activities, including the unloading and loading of vehicles, shall be undertaken in accordance with the approved service/haulage yard management plan, unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the living conditions of residents and businesses living and/or operating in the immediate locality of the Airport and to prevent statutory nuisance.

15. The hereby permitted works to the runway within the area of Watchclose Roman Camp SAM shall not commence until implementation of an

SCHEDULE D: Reports on Previously Deferred Decisions

archaeological watching brief has been secured in accordance with a Written Scheme of Investigation submitted to and approved in writing beforehand by the Local Planning Authority. The area of Watchclose Roman Camp SAM shall be defined by all land within, and 10 metres beyond, the outer boundary of the SAM, whose location shall be marked out on the ground before works commence and agreed beforehand by the Local Planning Authority. The Written Scheme will include an archaeological watching brief to be undertaken during the course of the work; an archaeological recording programme; a post-excavation assessment and analysis; preparation of a site archive ready for disposition at a store approved by the Local Planning Authority; and completion of an archive report.

Any hereby permitted runway works within that agreed location shall subsequently be undertaken and completed in accordance with the approved Written Scheme of Investigation.

Reason: To ensure the successful preservation in situ of archaeological remains is achieved by avoiding the risk of damage to unrecorded archaeological features, advance the understanding of the significance of any heritage asset, and to make this evidence publicly accessible in accordance with Policy LE6 of the Carlisle District Local Plan 2001-2016 and paragraph 141 of the National Planning Policy Framework.

16. The hereby permitted development shall not be occupied until a report containing the results of archaeological fieldwork undertaken as part of this planning application has been produced in a form suitable for publication in a journal in accordance with details (inclusive of the journal) submitted to and approved in writing beforehand by the Local Planning Authority.

Reason: The site is located within an area of archaeological importance and the publication of the results will enhance understanding of and will allow public access to the work undertaken in accordance with paragraph 141 of the National Planning Policy Framework.

17. No works hereby permitted within 15 metres of the Stanegate Roman Road shall commence until implementation of a programme of supervised archaeological excavation and recording has been undertaken in accordance with a Written Scheme of Investigation submitted to and approved in writing beforehand by the Local Planning Authority. The Written Scheme will include a detailed drawing showing the area for excavation.

Reason: To ensure a reasonable opportunity is provided to finalise a drainage scheme that reduces the potential for any impact upon Stanegate Roman Road in accordance with Policy LE6 of the Carlisle District Local Plan 2001-2016.

SCHEDULE D: Reports on Previously Deferred Decisions

18. The hereby permitted development shall not be occupied until a drainage scheme has been completed in accordance with details previously submitted to, and approved in writing by, the Local Planning Authority. The scheme shall:
- a) where relevant, be produced in accordance with the Environment Agency's greenfield run off criteria;
 - b) include details for the collection/containment and means of disposal to the foul sewer for all foul waste including domestic sewage, trade effluents, vehicle washings, and chemical toilet waste;
 - c) include details for dealing with all surface water from buildings, roads, car parks and service yards;
 - d) incorporate an emergency plan as to how it is proposed to deal with any specific pollution events during site operation to minimise the risk of potential pollutants reaching the River Eden SAC;
 - e) include measures to minimise the risk of amphibians of falling into and becoming trapped in drainage structures and attenuation lagoons; and
 - f) include details of water quality monitoring.

Reason: To prevent the increased risk of flooding and to protect receiving waters by ensuring the provision of a satisfactory means of foul and surface water disposal in accord with Policies DP9 and EM5 of the North West of England Plan (Regional Spatial Strategy), and Policies CP10, CP11 and CP12 of the Carlisle District Local Plan 2001-2016.

19. Notwithstanding condition 18 (above) and with respect to the south western 200m length of Runway 07-25, no drainage works shall commence until a drainage scheme comprising detailed plans (including at least one cross section) and a construction methodology have been agreed with the Local Planning Authority identifying how drainage works will be undertaken without causing detrimental impact to the Watchclose Roman Camp SAM. The drainage works shall be implemented in accordance with the approved drainage scheme.

Reason: To ensure reasonable opportunity is provided to finalise a drainage scheme that avoids the risk of damage to Watchclose Roman Camp SAM in accordance with Policy LE6 of the Carlisle District Local Plan 2001-2016.

20. Any proposed liquid storage tanks shall be located within bunded areas having a capacity of not less than 110% of the largest tank. If tanks are connected by

SCHEDULE D: Reports on Previously Deferred Decisions

pipework in such a way to allow equalisation of the level of contents, than the bund capacity should be 110% of the largest combined volume. The floor and walls of the bund shall be impervious to oil and water (and resistant to any stored chemicals). Any inlet/outlet/vent pipes and gauges must be within the bunded area. The bunds to be installed shall be in accordance with details previously submitted to, and approved in writing by, the Local Planning Authority. The approved details must also include information on the frequency of maintenance. If contamination is found within the bund the contents shall be suitably disposed of. A record shall be made detailing the contamination, action taken and results of any investigation undertaken to identify the cause of the contamination.

Reason: To protect the environment and prevent harm to human health.

21. Prior to the commencement of use all freight loading/off-loading areas shall either incorporate effluent containment facilities or shall allow drainage from them to be connected to the foul sewer in accordance with details submitted to and approved in writing beforehand by the Local Planning Authority.

Reason: To prevent pollution of the water environment.

22. No vegetation suitable for nesting birds shall be cleared or removed during the period 1 March to 15 August in any calendar year unless a breeding bird survey of the area to be cleared or removed has been undertaken (in a manner previously submitted to, and approved in writing by, the Local Planning Authority).

Reason: To ensure no impact on nesting birds.

23. No development hereby permitted by this planning permission shall be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(d) of the Town and Country Planning Act 1990, until a Biodiversity Management and Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- a) a timetabled programme for its implementation and review;
- b) proposals to identify, maintain and manage/monitor any features of biodiversity interest (inclusive of badgers, otters, bats, amphibians and birds); and
- c) the recording and reporting to the Local Planning Authority of any otter and badger road traffic incidents and consequent mitigation action as necessary within the boundary of the Airport.

Management (including the external lighting) and enhancement /mitigation measures shall be implemented and thereafter fully carried out in accordance

SCHEDULE D: Reports on Previously Deferred Decisions

with the approved Plan.

Reason: To ensure the provision of habitat enhancement measures in accordance with Policies CP2 and LE3 of Carlisle District Local Plan 2001-2016.

24. Prior to any works commencing within 500 m of waterbodies 1 and 2, a great crested newt method statement of those works shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include an assessment of the requirement for a European Protected Species Mitigation licence and details of habitat enhancement works. The works shall be carried out in accordance with the approved method statement.

Reason: To ensure the provision of habitat enhancement measures in accordance with Policies CP2 and LE3 of Carlisle District Local Plan 2001-2016.

25. No development hereby permitted by this planning permission shall be initiated by the undertaking of a material operation as defined in section 56(4) (a)-(d) of the Town and Country Planning Act 1990, until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved, in writing, by the Local Planning Authority:

- a) A document including:
 - a full report of the detailed site walk over; and
 - a review of the conceptual model of the site indicating sources, pathways and receptors from previous works and its refinement following potentially unacceptable risks arising from contamination at the site.
- b) A detailed assessment of the risk to all receptors that may be affected, including those off site, and a further site investigation where necessary for significant source/pathway linkages identified in (a).
- c) An options appraisal and remediation strategy (including the site investigation results and the detailed risk assessment) giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason: To protect the environment and prevent harm to human health.

SCHEDULE D: Reports on Previously Deferred Decisions

26. Notwithstanding the proposed measures identified within the application submission, in the event that contamination is found at any time when carrying out or during use of the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which shall be subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health.

27. The applicant (or successor in title) shall make known and publicise locally all new employment opportunities arising out of the construction and operation of the Development and to work with local employment and regeneration agencies in order to make known and publicise such employment opportunities

Reason: To ensure sufficient opportunities are afforded to the employment of local people and allowing opportunities to encourage the use of sustainable modes of transport for employees.

28. a) No occupation of the freight distribution centre shall take place until the upgrade to the Irthington Waste Water Treatment Works, as identified in an e-mail from United Utilities (Martin Williamson) sent to Carlisle City Council (Angus Hutchinson) on the 5th April 2012, has been completed.
- b) There shall be no passenger air transport movements until the aforementioned upgrade has been completed.
- c) The total number of passenger aircraft movements* per annum shall not thereafter exceed 3,650, and the total number of cargo air transport movements* per annum shall not exceed 1,560.

* For the purpose of this condition, an aircraft movement is defined as the taking-off or landing of an aircraft.

Reason: To take account of the upgrade to the Irthington Wastewater Treatment Works and thereby ensure that appropriate provision is made for the treatment of foul waste; to protect the living conditions of residents and businesses living and/or operating in the immediate locality of the Airport; and to reflect that which has been assessed in the environmental information received.

SCHEDULE D: Reports on Previously Deferred Decisions

29. Passenger and/or cargo fixed wing aircraft movements shall be limited to the following types of aircraft: Jetstream 41; DHC-8Q400; ATR 42; ATR 72; and RJ146 (or aircraft of equivalent characteristics in terms of size, weight, carrying capacity, noise, and other polluting emissions).

Reason: To protect the living conditions of residents and businesses living and/or operating in the immediate locality of the Airport; and to reflect that which has been assessed in the environmental information received.

30. Notwithstanding condition 28 (above) no aircraft movements shall take place at the Airport between 23.00 hours and 06.00 hours.

Reason: To protect the living conditions of residents in the immediate locality of the Airport; and to reflect that which has been assessed in the environmental information received.

SCHEDULE E

SCHEDULE E

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 12/01/2013 and 22/02/2013

Appn Ref No: 12/0103 **Applicant:** Briery Homes Limited **Parish:** Arthuret
Date of Receipt: 08/02/2012 **Agent:** MCK Associates Limited **Ward:** Longtown & Rockcliffe

Location: Former Sawmill Site, Netherby Road, Longtown, Carlisle, CA6 5NS **Grid Reference:** 338160 568945

Proposal: Replacement Of Plots 31-34, 50-53 And 85-90 Inc. (14No. Dwellings) With Plots 31-33, 50-57 And 83-94 Inc. (24No. Dwellings) Relating To Previously Approved Application 08/1172

Amendment:

Decision: Granted Subject to Legal Agreement
Date: 21/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No: 12/0383 **Applicant:** Citadel Estates Ltd. **Parish:**
Date of Receipt: 04/05/2012 16:01:31 **Agent:** Holt Planning Consultancy Ltd. **Ward:**

Location: Land At/Adjacent Former George P.H, Warwick Bridge, Carlisle, CA4 8RL **Grid Reference:** 347661 556851

Proposal: Mixed Development Comprising Retail Development For Co-Operative Store With 18No. Houses And 10No. Apartments Including Affordable Housing, Open Space Commuted Contribution, And Highways Improvements (Revised Application)

Amendment:

Decision: Grant Permission **Date:** 18/01/2013

Between 12/01/2013 and 22/02/2013

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
12/0434

Applicant:
Vodafone Limited

Parish:

Date of Receipt:
16/05/2012 23:01:08

Agent:
Mr Kane

Ward:
Castle

Location:
Osborne Earl, Site 13, Willowholme Industrial
Estate, Willowholme Road, Carlisle, CA2 5SB

Grid Reference:
339241 556556

Proposal: Erection Of Replacement 24m High Slim Line Lattice Type
Telecommunications Tower Incorporating 6no. 3g Antennas And 2no. 2g
Antennas together with 1no. Transmission Dish And 2no. Equipment
Cabinets

Amendment:

Decision: Withdrawn by Applicant/or by default
Date: 11/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0454

Applicant:
Mr Kevin Anderson

Parish:

Date of Receipt:
28/05/2012

Agent:

Ward:
Belah

Location:
83 Pinecroft, Carlisle, Cumbria, CA3 0DB

Grid Reference:
339644 559076

Proposal: Erection Of Detached Garage And Creation Of New Vehicular Access
To Rear Of Property

Amendment:

Decision: Grant Permission

Date: 23/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0554

Applicant:
Blackdyke Farm & Riding
Centre

Parish:
Westlinton

Date of Receipt:

Agent:

Ward:

SCHEDULE E: Decisions Issued Under Delegated Powers

25/07/2012

Eco Energ Solutions Llimitd Longtown & Rockcliffe

Location:
Blackdyke Farm and Riding Centre, Blackford,
Carlisle, CA6 4EY

Grid Reference:
337942 562094

Proposal: Erection Of 1no. 10kW Wind Turbine With A Hub Height Of 20m (Height To Tip 23.45m)

Amendment:

Decision: Grant Permission

Date: 17/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0555

Applicant:
Ms Jones

Parish:

Date of Receipt:
02/07/2012 13:00:34

Agent:
Gray Associates Limited

Ward:
Castle

Location:
30 Abbey Street, Carlisle, CA3 8TX

Grid Reference:
339735 555987

Proposal: Refurbishment Of 2No. Bedrooms To Roof Space; Addition Of 1No. Bathroom (LBC)

Amendment:

1. Revised Drawings Including Floor Plans And Window Detail Together With Amended Certificate Of Ownership
2. Revised Positioning Of The Bathroom

Decision: Grant Permission

Date: 30/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0636

Applicant:
Mr Rob Carr

Parish:
Arthuret

Date of Receipt:
10/08/2012

Agent:
Black Box Architects
Limited

Ward:
Longtown & Rockcliffe

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:
Brackenhill Farm, Longtown, Carlisle, CA6 5TU

Grid Reference:
344473 569541

Proposal: Conversion Of Listed Barns To Form 9No. Dwellings And The Main House To Form 2No. Dwellings) (LBC)

Amendment:

Decision: Grant Permission

Date: 21/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0788

Applicant:
Mr John Turner

Parish:

Date of Receipt:
11/12/2012

Agent:

Ward:
Belah

Location:
46 Newfield Drive, Carlisle, CA3 0AF

Grid Reference:
339733 558761

Proposal: Two Storey Side Extension To Provide Utility Area On Ground Floor With 1No. En-Suite Bedroom Above

Amendment:

Decision: Grant Permission

Date: 18/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0850

Applicant:
Mr Bamford

Parish:
Brampton

Date of Receipt:
07/01/2013

Agent:
Green Design Architects
Limited

Ward:
Brampton

Location:
Abbey Mill, Lanercost, Brampton, CA8 2HG

Grid Reference:
355369 563229

Proposal: Subdivision Of Dwelling To Create 1no. Self Catering Holiday Unit

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 21/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0871

Applicant:
Cloburn Transport Ltd

Parish:
Arthuret

Date of Receipt:
19/12/2012

Agent:

Ward:
Longtown & Rockcliffe

Location:
Unit 7, Brisco Burn Business Park, Longtown,
Carlisle, CA6 5TR

Grid Reference:
339910 567382

Proposal: Relocation Of Existing Portacabin Office And Proposed Modular Office
Extension (Retrospective)

Amendment:

Decision: Grant Permission

Date: 28/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0902

Applicant:
Network Rail Infrastructure
Ltd

Parish:
Carlisle

Date of Receipt:
30/10/2012 16:02:16

Agent:
Network Rail

Ward:
Currock

Location:
Citadel Railway Station, Court Square, Carlisle, CA1
1QX

Grid Reference:
340247 555468

Proposal: Conversion Of Existing Goods Lifts On Platforms 3/4 To Passenger Use.
Re-Furbishment Of Existing Disused Parcels Subway For Passenger
Use. Creation Of Fire Escape Route Through Basement Rooms Beneath
Platforms 1/3 And West Wall (LBC)

Amendment:

Decision: Grant Permission

Date: 17/01/2013

Between 12/01/2013 and 22/02/2013

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
12/0910

Applicant:
Ms Catherine Thomas

Parish:
Carlisle

Date of Receipt:
29/11/2012

Agent:

Ward:
Castle

Location:
36 Abbey Street, Carlisle, Cumbria, CA3 8TX

Grid Reference:
339764 555967

Proposal: Change Of Use From Dwelling To Walker/Tourist/Backpacking Hostel
Amendment:

Decision: Grant Permission

Date: 24/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0922

Applicant:
Mr & Mrs Jon & Victoria
Allison

Parish:
Wetheral

Date of Receipt:
19/11/2012

Agent:
Ashwood Design
Associates

Ward:
Wetheral

Location:
Low Cotehill Farm, Low Cotehill, Carlisle, Cumbria,
CA4 0EJ

Grid Reference:
347283 550538

Proposal: Demolition Of 2no. Dwellings And Erection Of 2no. Detached Dwellings
Amendment:

Decision: Grant Permission

Date: 14/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0927

Applicant:
Hunley Bank Limited

Parish:
Kirklington Middle

Date of Receipt:
07/11/2012

Agent:
Taylor & Hardy

Ward:
Lyne

Location:

Grid Reference:

SCHEDULE E: Decisions Issued Under Delegated Powers

Land Between A6071 And U1084, Smithfield,
Carlisle

343515 565711

Proposal: Discharge Of Conditions 5 (Tree Protection Plan) And 6 (Scheme For
The Provision Of Foul And Surface Water Drainage) Of Previously
Approved Permission 12/0451

Amendment:

Decision: Grant Permission

Date: 28/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0949

Applicant:
Mrs Rachel McCrea

Parish:
Scaleby

Date of Receipt:
26/11/2012

Agent:

Ward:
Stanwix Rural

Location:
Croft Cottage, Scaleby, Carlisle, CA6 4JX

Grid Reference:
345039 563244

Proposal: Change Of Use Of Outbuilding From Dog Grooming Parlour To Home
Bakery Stall

Amendment:

Decision: Grant Permission

Date: 17/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0952

Applicant:
Whitbread Plc

Parish:
Carlisle

Date of Receipt:
19/11/2012

Agent:
Vado Associates Ltd

Ward:
Botcherby

Location:
Lakeland Gate, Walkmill Crescent, Carlisle, CA1
2WF

Grid Reference:
341895 555834

Proposal: Display Of 1no. Internally Illuminated Totem Sign (Retrospective)

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Refuse Permission

Date: 14/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0956

Applicant:
Citadel Estates Ltd

Parish:
Hayton

Date of Receipt:
27/11/2012

Agent:
Holt Planning Consultancy
Ltd

Ward:
Great Corby & Geltsdale

Location:
Land adjacent Overwater, Talkin, Brampton,
Carlisle, Cumbria

Grid Reference:
354932 557485

Proposal: Erection Of 3No. Detached Dwellings (Outline)

Amendment:

Decision: Grant Permission

Date: 22/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0957

Applicant:
Kingmoor Park Properties
Limited

Parish:
Kingmoor

Date of Receipt:
23/11/2012

Agent:

Ward:
Stanwix Rural

Location:
Kingmoor Park North, Carlisle

Grid Reference:
338400 559200

Proposal: Display Of 3no. Non-Illuminated Free Standing Signs

Amendment:

Decision: Partial Express Consent
18/01/2013

Date:

Between 12/01/2013 and 22/02/2013

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

12/0959 E M & E Pattinson & Son Stanwix Rural

Date of Receipt:
21/11/2012

Agent:

Ward:
Stanwix Rural

Location:
Walby Hall Farm, Crosby on Eden, Carlisle, CA6
4QL

Grid Reference:
343643 560215

Proposal: Extension To Existing Livestock Building
Amendment:

Decision: Grant Permission

Date: 07/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0960

Applicant:
Messrs E M & E Pattinson
& Son

Parish:
Stanwix Rural

Date of Receipt:
23/11/2012

Agent:

Ward:
Stanwix Rural

Location:
Walby Hall Farm, Crosby on Eden, Carlisle, CA6
4QL

Grid Reference:
343643 560215

Proposal: Extension To Existing Livestock Building
Amendment:

Decision: Grant Permission

Date: 07/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0961

Applicant:
Messrs E M & E Pattinson
& Son

Parish:
Stanwix Rural

Date of Receipt:
23/11/2012

Agent:

Ward:
Stanwix Rural

Location:
Walby Hall Farm, Crosby on Eden, Carlisle, CA6

Grid Reference:
343643 560215

SCHEDULE E: Decisions Issued Under Delegated Powers

4QL

Proposal: Extension To Existing Livestock Building

Amendment:

Decision: Grant Permission

Date: 20/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0962

Applicant:
Mrs Diana Amos

Parish:
Irthington

Date of Receipt:
04/12/2012

Agent:

Ward:
Stanwix Rural

Location:
Oakdene, Newby East, Wetheral, Carlisle, Cumbria,
CA4 8QX

Grid Reference:
347764 558616

Proposal: Erection Of Wooden Stables For Domestic Use

Amendment:

Decision: Grant Permission

Date: 24/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0963

Applicant:
Messrs E M & E Pattinson
& Son

Parish:
Stanwix Rural

Date of Receipt:
21/11/2012

Agent:

Ward:
Stanwix Rural

Location:
Walby Hall Farm, Walby, Crosby on Eden, Carlisle,
CA6 4QL

Grid Reference:
343643 560215

Proposal: Extension To Existing Livestock Building

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 20/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0964

Applicant:
Mr Neil Lewis

Parish:
Arthuret

Date of Receipt:
21/11/2012

Agent:
Mr G Tyler

Ward:
Longtown & Rockcliffe

Location:
15 Dukeswood Road, Longtown, Cumbria, CA6 5UJ

Grid Reference:
338631 569050

Proposal: Erection Of Two Storey Side Extension To Provide Extended Kitchen And Garage On Ground Floor With En-Suite Bedroom And Bathroom Above

Amendment:

Decision: Grant Permission

Date: 15/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0965

Applicant:
Hazel Rowe

Parish:
Carlisle

Date of Receipt:
21/11/2012

Agent:
Mr G Tyler

Ward:
Dalston

Location:
Larkspur Cottage, Dalston Road, Carlisle, Cumbria, CA2 6BX

Grid Reference:
338289 553430

Proposal: Erection Of First Floor Side Extension To Provide 2no. Bedrooms (1no. En-Suite); Erection Of Detached Garage

Amendment:

Decision: Grant Permission

Date: 15/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0966

Applicant:
Mr Mike Gillies

Parish:
Cummersdale

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
21/11/2012

Agent:
Tyler Design Services

Ward:
Dalston

Location:
Land Adjacent 49 Peter Lane, Carlisle, CA2 6BZ

Grid Reference:
337974 553255

Proposal: Erection Of Detached Dwelling (Revised Application)

Amendment:

Decision: Grant Permission

Date: 15/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0968

Applicant:
JD Wetherspoons PLC

Parish:
Carlisle

Date of Receipt:
30/11/2012

Agent:
Harrison Ince Architects
LLP

Ward:
Currock

Location:
Former Platform 1, Collier Lane, Carlisle, CA1 1QX

Grid Reference:
340296 555552

Proposal: Formation Of Beer Garden And Bin Store For Use By JD Wetherspoons PLC

Amendment:

Decision: Grant Permission

Date: 24/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0969

Applicant:
JD Wetherspoons PLC

Parish:
Carlisle

Date of Receipt:
30/11/2012

Agent:
Harrison Ince Architects
LLP

Ward:
Currock

Location:
Former Platform 1, Collier Lane, Carlisle, CA1 1QX

Grid Reference:
340296 555552

Proposal: Formation Of Beer Garden And Bin Store For Use By JD Wetherspoons

SCHEDULE E: Decisions Issued Under Delegated Powers

PLC (LBC)

Amendment:

Decision: Grant Permission

Date: 24/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0974

Applicant:
Mr Colin Hewer

Parish:
Carlisle

Date of Receipt:
27/11/2012

Agent:

Ward:
Currock

Location:
City Wash & Valeting, Water Street, Carlisle, CA2
5AW

Grid Reference:
340230 555220

Proposal: Change Of Use Of Vacant Site To Form Car Wash & Valeting Area

Amendment:

Decision: Grant Permission

Date: 18/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0976

Applicant:
Mr John Blaylock

Parish:
Arthuret

Date of Receipt:
20/12/2012

Agent:
Iggesund Paperboard Ltd

Ward:
Longtown & Rockcliffe

Location:
Hallburn Farm, Longtown, Cumbria, CA6 5TW

Grid Reference:
341075 568306

Proposal: Change Of Use Of Land To Timber Storage (Retrospective)

Amendment:

Decision: Refuse Permission

Date: 14/02/2013

Between 12/01/2013 and 22/02/2013

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
12/0977

Applicant:
Possfund Custodian
Trustee Limited

Parish:

Date of Receipt:
27/11/2012

Agent:
Savills (Commercial)
Limited

Ward:
Multiple Wards

Location:
St Nicholas Gate, London Road, Carlisle

Grid Reference:
340843 555111

Proposal: Display Of Replacement Totem Signage

Amendment:

1. Reduction In Height Of The Totem

Decision: Grant Permission

Date: 14/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0979

Applicant:
Mrs S Graham

Parish:
Arthuret

Date of Receipt:
29/11/2012

Agent:

Ward:
Longtown & Rockcliffe

Location:
38 Burn Street, Longtown, Cumbria, CA6 5TB

Grid Reference:
338150 568575

Proposal: Replacement Of Window With French Doors To Rear Elevation
(Retrospective)

Amendment:

Decision: Grant Permission

Date: 17/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0981

Applicant:
Mr John Briggs

Parish:
Wetheral

Date of Receipt:
07/12/2012

Agent:

Ward:
Wetheral

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:
Warathwaite Head Farm, Armathwaite, Carlisle,
Cumbria, CA4 9TB

Grid Reference:
347152 549642

Proposal: Removal Of Condition 7 Of Previously Approved Planning Permission
81/0341 To Allow The Agricultural Barn To Be Used As A Dwelling

Amendment:

Decision: Grant Permission

Date: 30/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0984

Applicant:
Messrs W Bell

Parish:
Beaumont

Date of Receipt:
04/12/2012

Agent:
David Hetherington E A P
S

Ward:
Burgh

Location:
Cobble Hall, Moorhouse Road, Moorhouse, Carlisle,
CA5 6JJ

Grid Reference:
335291 556627

Proposal: Erection Of Portal Framed Agricultural Building

Amendment:

Decision: Grant Permission

Date: 28/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0987

Applicant:
Mr J Edgar

Parish:
Beaumont

Date of Receipt:
05/12/2012

Agent:
Unwin Jones Partnership

Ward:
Burgh

Location:
West View, Grinsdale Bridge, Carlisle, CA5 6DR

Grid Reference:
336543 557179

Proposal: Conversion Of Existing Outbuilding Into One Self-Contained Holiday Unit
& Erection Of Domestic Double Garage

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 17/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0988

Applicant:
Mr Whittle

Parish:

Date of Receipt:
03/12/2012 13:00:11

Agent:

Ward:
Lyne

Location:
Kirkbeckstown, Bewcastle, Carlisle, CA6 6PR

Grid Reference:
354777 574636

Proposal: Erection Of Detached Garage (Part Retrospective)

Amendment:

Decision: Grant Permission

Date: 28/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0989

Applicant:
Mr David Grey

Parish:
Orton

Date of Receipt:
04/12/2012

Agent:

Ward:
Burgh

Location:
Cross House Farm, Great Orton, Carlisle, CA5 6NA

Grid Reference:
332836 554270

Proposal: Discharge Of Conditions 3 (Materials); 4 (Details Of Joinery) & 5 (Pipework) Of Previously Approved Application 12/0339

Amendment:

Decision: Grant Permission

Date: 28/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0991

Applicant:
Irthington PCC

Parish:
Irthington

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
14/12/2012

Agent:
Tsada Building Design
Services

Ward:
Stanwix Rural

Location:
Newtown Village Green, Newtown, Irthington

Grid Reference:
349951 562797

Proposal: Installation Of Play Equipment With Amenity Shelter, Football Pitch And
Access Path

Amendment:

Decision: Grant Permission

Date: 15/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0992

Applicant:
Mr Paul Reynolds

Parish:
Carlisle

Date of Receipt:
04/12/2012

Agent:
Gardner Associates

Ward:
Stanwix Urban

Location:
40 Rosebery Road, Carlisle, CA3 9HU

Grid Reference:
339787 557373

Proposal: Erection Of Two Storey Side Extension To Provide Extended
Kitchen/Living Room, En-Suite Bedroom And Utility On Ground Floor
With 2no. Bedrooms Above Together With Replacement Of Flat Roof To
Lean To Roof To Rear

Amendment:

1. Revised Drawing Showing The Relationship With The Neighbouring
Properties On The Block Plan

Decision: Grant Permission

Date: 25/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0996

Applicant:
Mr Allen

Parish:
Dalston

Date of Receipt:
04/12/2012 23:00:05

Agent:
Gray Associates Limited

Ward:
Dalston

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:
Ellerslea, Bridge End, Dalston, Carlisle, CA5 7QQ

Grid Reference:
337293 548930

Proposal: Erection Of Agricultural Shed (Revised Application)

Amendment:

Decision: Grant Permission

Date: 29/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/0997

Applicant:
Dr Chin

Parish:
Carlisle

Date of Receipt:
12/12/2012

Agent:
Gray Associates Limited

Ward:
Belah

Location:
174 Lowry Hill Road, Carlisle, CA3 0EZ

Grid Reference:
338924 558172

Proposal: Single Storey Extension To Provide Replacement Garage, Utility Room, En-Suite Day Room And Dining Area; First Floor Rear Extension To Provide 1No. En-Suite Master Bedroom

Amendment:

Decision: Grant Permission

Date: 30/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1000

Applicant:
Carlisle Assets Ltd C/O (In Administration)

Parish:

Date of Receipt:
05/12/2012

Agent:
Trident Building Consultancy

Ward:
Currock

Location:
68-70 Botchergate, Carlisle, Cumbria, CA1 1QL

Grid Reference:
340433 555463

Proposal: Change Of Use To 5no. Separate Units (Use Classes A2, A4 & A5) Together With Alterations To Existing Shop Front

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 30/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1002

Applicant:
Possfund Custodian
Trustee Limited

Parish:

Date of Receipt:
27/11/2012

Agent:
Savills (Commercial)
Limited

Ward:
Multiple Wards

Location:
St Nicholas Gate, London Road, Carlisle

Grid Reference:
340843 555111

Proposal: Erection Of Replacement Totem Framework To Display Signage
Amendment:

Decision: Grant Permission

Date: 14/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1004

Applicant:
Mr McDonald

Parish:
Carlisle

Date of Receipt:
10/12/2012

Agent:
CONCEPT

Ward:
Belle Vue

Location:
9 High Meadow, Carlisle, CA2 7PZ

Grid Reference:
337678 555792

Proposal: Erection Of Single Storey Side And Rear Extension To Provide Kitchen
And Dining Area
Amendment:

Decision: Grant Permission

Date: 25/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

12/1005 C & D Property Services Kirkandrews
Date of Receipt: **Agent:** **Ward:**
06/12/2012 Abacus Building Design Longtown & Rockcliffe

Location: **Grid Reference:**
Cumberland and Dumfriesshire Farmers Mart,
Townfoot, Longtown, Carlisle, CA6 5LY 337442 568745

Proposal: Construction Of 2No. Steel Framed Roof Coverings For Existing Areas
Of External Open Air Livestock Pens

Amendment:

Decision: Grant Permission

Date: 13/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No: **Applicant:** **Parish:**
12/1006 Spirit Pub Company Carlisle

Date of Receipt: **Agent:** **Ward:**
12/12/2012 Fusion By Design Castle

Location: **Grid Reference:**
Pippins, Lowther Street, Carlisle, CA3 8EQ 340210 555927

Proposal: Internal Refurbishment; New Inner And External Entrance Lobby Doors
(LBC)

Amendment:

Decision: Grant Permission

Date: 01/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No: **Applicant:** **Parish:**
12/1007 Mr JM Long Wetheral

Date of Receipt: **Agent:** **Ward:**
11/12/2012 Architects Plus (UK) Ltd Wetheral

Location: **Grid Reference:**
The Rookery, 15 Scotby Village, Scotby, Carlisle,
CA4 8BS 344197 554904

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Discharge Of Conditions 3 (Samples Of Materials); 4 (Proposed Brick Bond) And 7 (Tree Protection) Of Previously Approved Permission 12/0634

Amendment:

Decision: Grant Permission

Date: 31/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1008

Applicant:
Mr Edward Jardine

Parish:
Wetheral

Date of Receipt:
07/12/2012

Agent:
Architects Plus (UK) Ltd

Ward:
Wetheral

Location:
The Rookery, 15 Scotby Village, Scotby, Carlisle,
CA4 8BS

Grid Reference:
344197 554904

Proposal: Discharge Of Condition 3 (External Walling & Roofing Materials) Of Previously Approved Permission 12/0633

Amendment:

Decision: Grant Permission

Date: 31/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1009

Applicant:
Alan Mainwaring

Parish:
Carlisle

Date of Receipt:
07/12/2012

Agent:

Ward:
Stanwix Urban

Location:
6 Grosvenor Place, Carlisle, Cumbria, CA3 9LL

Grid Reference:
339587 557323

Proposal: Erection Of Conservatory To Front Elevation

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 25/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1010

Applicant:
Mr Bill Trotter

Parish:
Carlisle

Date of Receipt:
07/12/2012

Agent:
Quadrangle Architectural
Design

Ward:
Castle

Location:
35-39 Cecil Street, Carlisle, Cumbria

Grid Reference:
340494 555650

Proposal: Change Of Use Of Former Office And Restaurant To Provide 1No. Townhouse And 2No. Flats At First Floor Level; Retention Of Office To Part Of Ground Floor And 1No. Flat At Second Floor Level

Amendment:

Decision: Grant Permission

Date: 04/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1012

Applicant:
RC Mitchell & Son

Parish:
Carlton

Date of Receipt:
18/12/2012

Agent:
Hopes Auction Company
Limited

Ward:
Great Corby & Geltsdale

Location:
Saughtreegate, Cumrew, Heads Nook, CA8 9DN

Grid Reference:
353921 551610

Proposal: Proposed Roof Over Existing Yard For Crop Storage

Amendment:

Decision: Grant Permission

Date: 24/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1013

Applicant:
R C Mitchell & Son

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt: 18/12/2012
Agent: Hopes Auction Company Limited
Ward:

Location: Saughtreegate, Cumrew, Heads Nook, CA8 9DN
Grid Reference: 353921 551610

Proposal: Proposed Extension To Existing Livestock Loose House
Amendment:

Decision: Grant Permission **Date:** 24/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No: 12/1015
Applicant: Possfund Custodian Trustee Limited
Parish:

Date of Receipt: 12/12/2012
Agent: Savills (Commercial) Limited
Ward: Currock

Location: Unit 5/5A St. Nicholas Gate Retail Park, London Road, Carlisle, CA1 2EA
Grid Reference: 340831 555044

Proposal: Discharge Of Condition 15 (Delivery/Service Yard Management Plan) Of Previously Approved Permission 10/0504
Amendment:

Decision: Grant Permission **Date:** 11/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No: 12/1017
Applicant: Mr Timperon
Parish: Wetheral

Date of Receipt: 11/12/2012
Agent: JPR Building Design Ltd
Ward: Wetheral

Location: Eden Croft House, Warwick on Eden, Carlisle, CA4
Grid Reference: 346549 556503

SCHEDULE E: Decisions Issued Under Delegated Powers

8PA

Proposal: Removal And Replacement Of Existing Conservatory With A Two Storey Rear Extension To Provide Dining Area On Ground Floor With First Floor Sitting Room With Timber Balcony Above

Amendment:

Decision: Grant Permission

Date: 31/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1020

Applicant:
Mr B Corrie

Parish:
Beaumont

Date of Receipt:
17/12/2012

Agent:

Ward:
Burgh

Location:
Tonrie, Grinsdale, Carlisle, CA5 6DS

Grid Reference:
336968 558025

Proposal: Change Of Use And Extension Of Double Garage To Granny Annexe

Amendment:

Decision: Grant Permission

Date: 29/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1021

Applicant:
Ms A Binns

Parish:
Wetheral

Date of Receipt:
13/12/2012

Agent:

Ward:
Wetheral

Location:
The Nook, School Road, Cumwhinton, Carlisle, CA4 8DU

Grid Reference:
345397 552694

Proposal: Discharge Of Conditions 3 (Floor Levels); 8 (Details Of Screen Fencing/Walling); 9 (Screen Fence/Wall To Be Erected); 10 (Landscape Scheme); 12 (Materials); 13 (Hard Surface Details) And 14 (Drainage) Of Previously Approved Application 10/0169

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Partial Discharge of Conditions
06/02/2013

Date:

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1022

Applicant:
Dr Hanif

Parish:
St Cuthberts Without

Date of Receipt:
12/12/2012 08:00:11

Agent:

Ward:
Dalston

Location:
The Orchard, Carleton, Carlisle, CA1 3DZ

Grid Reference:
342935 552667

Proposal: Change Of Use From Solicitors Office To Use Class D1 For Non
Surgical Medical Cosmetic Treatments

Amendment:

Decision: Grant Permission

Date: 06/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1023

Applicant:
Struts Party Superstore
Limited

Parish:
Carlisle

Date of Receipt:
13/12/2012

Agent:
Mr Jock Gordon

Ward:
Castle

Location:
12 Chapel Street, Carlisle, CA1 1JA

Grid Reference:
340297 556065

Proposal: Change Of Use From Gym To Retail And Associated Storage Units

Amendment:

Decision: Grant Permission

Date: 25/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

12/1024 Church Commissioners for Cummersdale
England

Date of Receipt: 13/12/2012
Agent: Smiths Gore
Ward: Dalston

Location: Land at Morton bounded by Wigton Road, Peter Lane and Dalston Road, Carlisle, Cumrbia
Grid Reference: 337945 553676

Proposal: Discharge Of Condition 2 (Phasing Plan) Of Previously Approved Application 09/0413

Amendment:

Decision: Partial Discharge of Conditions
04/02/2013 **Date:**

Between 12/01/2013 and 22/02/2013

Appn Ref No: 12/1025
Applicant: Mr K & Mrs S Irving
Parish: Kingmoor

Date of Receipt: 14/12/2012
Agent: Mr Jock Gordon
Ward: Stanwix Rural

Location: Wood Villa, Cargo Beck, Cargo, Carlisle, CA6 4BB
Grid Reference: 337250 559414

Proposal: Discharge Of Conditions 4 (Balcony Screening) And 6 (Details Of Access Closure) Of Previously Approved Application 12/0361

Amendment:

Decision: Grant Permission **Date:** 07/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No: 12/1027
Applicant: Mr & Mrs Hewitt
Parish:

Date of Receipt: 14/12/2012
Agent: Mr Jock Gordon
Ward: Morton

Location: **Grid Reference:**

SCHEDULE E: Decisions Issued Under Delegated Powers

49 Levens Drive, Carlisle, CA2 6JB

338589 554377

Proposal: Erection Of Two Storey Side Extension To Provide Kitchen And Dining Room On Ground Floor With 2no. Bedrooms Above Together With Porch To Front Elevation

Amendment:

Decision: Grant Permission

Date: 07/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1028

Applicant:
Carlisle City Council

Parish:

Date of Receipt:
21/12/2012

Agent:
Taylor & Hardy

Ward:
Castle

Location:
Land Adjacent West Tower Street, Carlisle,
Cumbria

Grid Reference:
340080 556160

Proposal: Use Of Car Parking/Garaging Area For Private Contract Parking

Amendment:

Decision: Grant Permission

Date: 01/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1029

Applicant:
Carlisle City Council

Parish:

Date of Receipt:
14/12/2012

Agent:
Taylor & Hardy

Ward:
Castle

Location:
Land Adjacent 2 Warwick Street, Carlisle

Grid Reference:
340033 556189

Proposal: Use Of Car Parking Area For Private Contract Car Parking

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 31/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1031

Applicant:
Mr J Alastair J Read

Parish:
Burgh-by-Sands

Date of Receipt:
27/12/2012

Agent:

Ward:
Burgh

Location:
Midtown Farm, Burgh By Sands, Carlisle, Cumbria,
CA5 6AN

Grid Reference:
332540 559160

Proposal: Extension To Portal Framed Building For Storage

Amendment:

Decision: Grant Permission

Date: 11/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1032

Applicant:
Mrs Karen McLean

Parish:
Hayton

Date of Receipt:
17/12/2012

Agent:

Ward:
Hayton

Location:
Site adjacent to West View (Faugh Pines), Faugh,
Heads Nook, Brampton, CA8 9BS

Grid Reference:
351049 554596

Proposal: Removal Of Condition 3 (Local Occupancy) Of Previously Approved
Application 10/0745

Amendment:

Decision: Grant Permission

Date: 24/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1033

Applicant:
Mr Poland

Parish:
Hethersgill

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
20/12/2012

Agent:
Gray Associates Limited

Ward:
Lyne

Location:
The Stables, Horsegills, Kirkclinton, Carlisle, CA6
6DN

Grid Reference:
346676 565463

Proposal: Change Of Use Of Existing Live/Work Unit To Single Dwelling
Amendment:

Decision: Grant Permission

Date: 06/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1034

Applicant:
Sainsbury's Supermarkets
Limited

Parish:

Date of Receipt:
19/12/2012

Agent:
WYG Planning &
Environment

Ward:
Stanwix Urban

Location:
Unit 3, 54 Scotland Road, Carlisle, CA3 9DF

Grid Reference:
340034 557265

Proposal: Alterations To Existing Shop Front To Include Window
Amendment:

Decision: Grant Permission

Date: 04/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1035

Applicant:
Addison Motors Ltd

Parish:
Carlisle

Date of Receipt:
18/12/2012

Agent:
Barnett North LLP

Ward:
Botcherby

Location:
Benfields, Auchinleck Drive, Rosehill Industrial
Estate, CA1 2UR

Grid Reference:
342614 555783

Proposal: Refurbishment And Extension Of Existing Car Showroom And

SCHEDULE E: Decisions Issued Under Delegated Powers

Associated Workshop/Valet Facilities Including New Vehicular Access Points

Amendment:

Decision: Grant Permission

Date: 08/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1036

Applicant:
Mr Sait Golak

Parish:
Carlisle

Date of Receipt:
17/12/2012

Agent:

Ward:
Currock

Location:
104-106 Botchergate, Carlisle, CA1 1SN

Grid Reference:
340503 555412

Proposal: Change Of Use To Turkish Information Centre Including Recreational Use/Social Centre

Amendment:

Decision: Grant Permission

Date: 05/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1038

Applicant:
Mr Paul Holder

Parish:
Dalston

Date of Receipt:
21/12/2012

Agent:

Ward:
Dalston

Location:
Dalston Hall Caravan Park, Dalston, Carlisle, CA5
7JX

Grid Reference:
338121 551613

Proposal: Formation Of Lake And Associated Bunding

Amendment:

Decision: Grant Permission

Date: 14/02/2013

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 12/01/2013 and 22/02/2013

Appn Ref No: 12/1043 **Applicant:** Mr John Cowperthwaite **Parish:** Rockcliffe
Date of Receipt: 20/12/2012 **Agent:** Taylor & Hardy **Ward:** Longtown & Rockcliffe
Location: Michelle Cottage, Harker, Carlisle, Cumbria, CA6 4DP **Grid Reference:** 339035 560929

Proposal: Alteration, Refurbishment And Conversion of 1No. Dwelling To Form 3No. Dwellings

Amendment:
1. Revised Parking Layout

Decision: Grant Permission

Date: 12/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No: 12/1044 **Applicant:** Mr Lewis Walker **Parish:** Burgh-by-Sands
Date of Receipt: 27/12/2012 **Agent:** **Ward:** Burgh
Location: Land at the garden of Burn Bank, St Lawrence Lane, Burgh By Sands **Grid Reference:** 332039 558929

Proposal: Discharge Of Condition 6 (Surface Water Proposals) Of Previously Approved Planning Permission 12/0005

Amendment:

Decision: Grant Permission

Date: 04/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No: 12/1046 **Applicant:** Mr Pratt **Parish:** Brampton

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
28/12/2012

Agent:
Ashton Design

Ward:
Brampton

Location:
Green Lane House, Greenhill, Brampton, CA8 1SU

Grid Reference:
352598 560786

Proposal: Proposed Two Storey Extension To Residential Home To Provide Additional Bedrooms And Associated Facilities Together With Internal Alterations Within Existing Home (Revised Application)

Amendment:

Decision: Grant Permission

Date: 13/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
12/1047

Applicant:
Mr Pratt

Parish:
Brampton

Date of Receipt:
28/12/2012

Agent:
Ashton Design

Ward:
Brampton

Location:
Green Lane House, Greenhill, Brampton, CA8 1SU

Grid Reference:
352598 560786

Proposal: Proposed Two Storey Extension To Residential Home To Provide Additional Bedrooms And Associated Facilities Together With Internal Alterations Within Existing Home (Revised Application) (LBC)

Amendment:

Decision: Grant Permission

Date: 13/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0004

Applicant:
Mr G Mooney

Parish:

Date of Receipt:
21/01/2013

Agent:
Jock Gordon

Ward:
St Aidans

Location:
Parkside, 15 St Aidan's Road, Carlisle, Cumbria,
CA1 1LS

Grid Reference:
341085 556072

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Extension To Existing Outbuilding To Create Annexe To Provide Gym, Home Office And Shower Room

Amendment:

Decision: Grant Permission

Date: 22/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0005

Applicant:
Possfund Custodian
Trustee Limited

Parish:

Date of Receipt:
04/01/2013

Agent:
Savills (UK) Ltd

Ward:
Currock

Location:
Unit 5/5A, St Nicholas Gate Retail Park, London
Road, Carlisle CA1 2EQ

Grid Reference:
340831 555044

Proposal: Non-Material Amendment Of Previously Approved Reserved Matters
Permission 09/0978, As Amended By 12/0673

Amendment:

Decision: Amendment Accepted
14/01/2013

Date:

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0009

Applicant:
Miss Claire Murray

Parish:
Carlisle

Date of Receipt:
07/01/2013

Agent:

Ward:
Castle

Location:
14 Hart Street, Carlisle, CA1 2BP

Grid Reference:
340805 555735

Proposal: Single Storey Rear Extension To Provide Extended Kitchen, Utility Room
And W.C.

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 11/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0011

Applicant:
Mr A Pearson

Parish:
Carlisle

Date of Receipt:
07/01/2013

Agent:
Tyler Design Services

Ward:
Stanwix Urban

Location:
50 Eden Street, Carlisle, CA3 9LH

Grid Reference:
339580 557442

Proposal: Erection Of Two Storey And Single Storey Rear Extension To Provide Kitchen And Utility On Ground Floor With Bathrooms Above

Amendment:

Decision: Grant Permission

Date: 11/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0012

Applicant:
Mr Peter Pieri

Parish:
Carlisle

Date of Receipt:
07/01/2013

Agent:

Ward:
Belah

Location:
21 Parkside, Carlisle, CA3 9SE

Grid Reference:
339347 557633

Proposal: Erection Of Two Storey Side Extension To Provide Utility And WC On Ground Floor With Bedroom And Office Above

Amendment:

Decision: Grant Permission

Date: 11/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0017

Applicant:
Mr C Thomlinson

Parish:
Carlisle

Date of Receipt:

Agent:

Ward:

SCHEDULE E: Decisions Issued Under Delegated Powers

09/01/2013

Mr Jock Gordon

Belle Vue

Location:

216 Newtown Road, Carlisle, CA2 7NJ

Grid Reference:

337876 556098

Proposal: Erection of Second Storey Extension Over Existing Single Storey Rear Off Shoot To Provide 1No. Bedroom And Bathroom

Amendment:

Decision: Grant Permission

Date: 19/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0018

Applicant:
Mrs Audrey Plaskett

Parish:

Date of Receipt:
09/01/2013

Agent:
Mr David Shankland

Ward:
St Aidans

Location:
13 Greystone Road, Carlisle, CA1 2DG

Grid Reference:
341134 555473

Proposal: Demolition Of Existing Rear Extension And Erection Of Replacement Single Storey Extension To Provide Kitchen And Shower Room

Amendment:

Decision: Grant Permission

Date: 06/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0020

Applicant:
Town & Country Estate
Agents

Parish:
Stanwix Rural

Date of Receipt:
14/01/2013

Agent:
Gray Associates Limited

Ward:
Stanwix Urban

Location:
27 Whiteclosegate, Carlisle, CA3 0JA

Grid Reference:
341073 557869

Proposal: Non Material Amendment Of Previously Approved Application 12/0954 To Change The External Wall Finish From Render To Facing Brick

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Amendment Accepted
25/01/2013

Date:

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0028

Applicant:
Mr Frank Philips

Parish:
Carlisle

Date of Receipt:
16/01/2013

Agent:
Gavin Huston Joinery

Ward:
Castle

Location:
4 Hartington Place, Carlisle, CA1 1HL

Grid Reference:
340675 555911

Proposal: Installation Of Handrails To Front Entrance (LBC)

Amendment:

Decision: Grant Permission

Date: 19/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0043

Applicant:
Mr John Lancaster

Parish:

Date of Receipt:
21/01/2013

Agent:

Ward:
Belle Vue

Location:
42 Beck Road, Carlisle, CA2 7QL

Grid Reference:
337120 555835

Proposal: Renewal Of Unexpired Permission Of Previously Approved Application
10/0528 For The Erection Of 2no. Bed Detached Dwelling

Amendment:

Decision: Grant Permission

Date: 19/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Erection Of Two Storey Side Extension To Provide Enlarged Garage & Dining Room On Ground Floor With 1no. En-Suite Bedroom Above Together With Single Storey Frontage Porch And WC (Revised Application)

Amendment:

Decision: Grant Permission

Date: 19/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0057

Applicant:
Mr N Allan

Parish:
Carlisle

Date of Receipt:
24/01/2013

Agent:
TSF Developments Ltd

Ward:
Stanwix Urban

Location:
5a Firlands, Carlisle, CA3 9FB

Grid Reference:
340273 557865

Proposal: Erection Of Single Storey Side Extension To Provide Lounge

Amendment:

Decision: Grant Permission

Date: 20/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0062

Applicant:
Mr M Wilson

Parish:
St Cuthberts Without

Date of Receipt:
24/01/2013

Agent:
Taylor & Hardy

Ward:
Dalston

Location:
Land at Woodside Farm, Wreay, Carlisle, CA4 0RJ

Grid Reference:
343358 549888

Proposal: Non Material Amendment Of Previously Approved Planning Application 12/0703 To Include First Floor Window To Bedroom In West Elevation

Amendment:

Decision: Amendment Accepted

Date:

SCHEDULE E: Decisions Issued Under Delegated Powers

30/01/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/0069

Applicant:
Mrs June Hearsey

Parish:
Carlisle

Date of Receipt:
25/01/2013

Agent:
Mr Gary Tyler

Ward:
Yewdale

Location:
19 Whitfell Avenue, The Beeches, Carlisle, CA2
6QR

Grid Reference:
337558 554390

Proposal: Erection Of Single Storey Rear Extension To Provide Sunroom
Amendment:

Decision: Grant Permission

Date: 21/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/9002

Applicant:
Jean Nichol

Parish:
Carlisle

Date of Receipt:
18/01/2013

Agent:
Emma Lunn

Ward:
Upperby

Location:
Petteril Bank Primary School, Burnett Road,
Carlisle, Cumbria, CA1 3BX

Grid Reference:
341780 553432

Proposal: Extension To School To Form 2 No. Classrooms, Staff offices, WC's
And Reception Area

Amendment:

Decision: City Council Observation - Raise No Objection

Date: 08/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/9003

Applicant:
Jean Nichol

Parish:
Carlisle

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
23/01/2013

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Upperby

Location:
Upperby Primary School, Uldale Road, Upperby,
Carlisle, Cumbria, CA2 4JT

Grid Reference:
340866 553668

Proposal: Extensions To School To Form 4No. Classrooms, Activity Space,
Library, Nurture Room, Kitchen, 2No. Withdrawal Rooms, W.C.'s And
Stores

Amendment:

Decision: City Council Observation - Raise Objection(s)

Date: 08/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/9005

Applicant:
Cumbria County Council

Parish:
Carlisle

Date of Receipt:
25/01/2013

Agent:

Ward:
Botcherby

Location:
Richard Rose Academy (Formerly N.Cumbria
Technology College), Edgehill Road, Carlisle, CA1
3SL

Grid Reference:
342847 554280

Proposal: Variation Of Conditions 1 And 4 Of Previously Approved Permission
1/11/9002: To Extend Use Of Car Park Area Until January 2015 And
Delay Restoration Until July 2015 (ref no: 1/13/9005)

Amendment:

Decision: City Council Observation - Raise No Objection

Date: 05/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/9006

Applicant:
Cumbria County Council

Parish:
Carlisle

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
25/01/2013

Agent:

Ward:
Botcherby

Location:
Richard Rose Academy (Formerly N.Cumbria
Technology College), Edgehill Road, Carlisle, CA1
3SL

Grid Reference:
342847 554280

Proposal: Variation Of Conditions 1 And 4 Of Previously Approved Permission
1/11/9003: To Extend Use Of Car Park Area Until January 2015 And
Delay Restoration Until July 2015. (ref no: 1/13/9006)

Amendment:

Decision: City Council Observation - Raise No Objection
Date: 11/02/2013

Between 12/01/2013 and 22/02/2013

Appn Ref No:
13/9007

Applicant:
Cumbria County Council

Parish:
Carlisle

Date of Receipt:
25/01/2013

Agent:

Ward:
Botcherby

Location:
Richard Rose Academy (Formerly N.Cumbria
Technology College), Edgehill Road, Carlisle, CA1
3SL

Grid Reference:
342847 554280

Proposal: Variation Of Conditions 1 And 4 Of Previously Approved Permission
1/11/9004: To Extend Use Of Floodlighting Until January 2015 And
Delay Removal Until July 2015. (ref no: 1/13/9007)

Amendment:

Decision: City Council Observation - Raise No Objection
Date: 11/02/2013
