

# CARLISLE CITY COUNCIL

A5

Report to:- **The Chairman and Members of the Development Control Committee**

Date of Meeting:- 13th February 2004

Agenda Item No:-

Public

Operational

Delegated: Yes

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## Accompanying Comments and Statements

Required

Included

Environmental Impact Statement:

No

No

Corporate Management Team Comments:

No

No

Financial Comments:

No

No

Legal Comments:

No

No

Personnel Comments:

No

No

Impact on Customers:

No

No

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Title:-

**PROPOSED TRAINING CENTRE: PARKHOUSE,  
CARLISLE**

Report of:-

**Head of Planning Services**

Report reference:-

**P.14/04**

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## Summary:-

Members are asked to approve minor modifications to the approved layout at the proposed Training Centre for Construction Industry Operatives at Parkhouse Road, Carlisle.

## Recommendation:-

That the applicants be advised that these revisions to the layout are acceptable.

**A Eales**

Head Of Planning Services

**Contact Officer:** Alan Taylor

**Ext:** 7171

**Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None**

- 1.0 Members may recall that in August 2003, following a Site Visit attended by the Committee and representatives of the Kingmoor Parish Council, planning consent was granted for the development of a new Training Centre for the construction industry on land situated between Parkhouse Road and the A74(T).
- 1.2 It will be recalled that the issue raised in the Parish Council representations concerned the location of the access to the site and their perception as to its safety in relation to the bend at the road bridge over the former Waverley Railway line at Crindledyke. It may be recalled that the site visit was attended by an Officer of the Highway Authority who gave advice in relation to the visibility standards sought for that access. It may also be recalled that it was suggested that the ultimate preferred solution would be for the existing 30mph speed limit to be extended beyond its present location (just past Chandler Way) to reflect the pattern of development along both sides of Parkhouse Road, Kingmoor Park Business Centre and the former Air Ministry houses at Crindledyke.
- 1.3 That application was approved and the applicants are at the preliminary stage of setting out the site. However, in the course of so doing it has become apparent that the visibility splay defined by the Highway Authority cannot be achieved to the north side, since it is restricted by the abutments to the railway bridge. The applicants have, accordingly, sought approval for a minor amendment to the layout to re-locate the access 7 metres to the south i.e. to obtain greater distance from the bridge. In addition, and as part of the submissions of details to discharge planning conditions, the revised layout plan shows a rise-and-fall barrier across the entrance in order to provide security out of operating hours. That barrier has been set back to allow a 14 metre long standing space for a vehicle to be entirely clear of the highway when the barrier is being opened or closed.
- 1.4 The proposed amendments were circulated to the Parish Council, together with particulars of the finishes and other details required by conditions on 22 December 2003. On 8 January 2004 a letter was received from Kingmoor Parish Council objecting to the revised access and security barrier. That letter is reproduced.

- 1.5 Several attempts to contact the author and signatory to that letter to explain the reasons for the amendments were not successful and on 21 January 2004 a letter was sent to the Parish Clerk detailing where the access was to be located; that it sought to further address that Council's own concerns about road safety; and that the security barrier was to contain the site and prevent trespass when not in use. The letter asked for reconsideration of the Parish Council views in the light of that explanation and asked for an early response. Despite several telephone calls and promises that a reply would be given after the Parish Councillors met on 2 February 2004, no response has been made. It is therefore necessary to assume that their objection stands.
- 1.6 As apparent from the foregoing, the change to the access is in the public interest and seeks to address the concerns that the Parish Council raised. The provision of a barrier to prevent access to the application site when it is not in use is a sensible and perfectly reasonable proposal, which takes regard to any issue of a vehicle obstructing the road while waiting for the barrier to be opened or closed by having a substantial set-back.

## 2.0 Recommendation

- 2.1 That the applicants be advised that these revisions to the layout are acceptable.

**A Eales**  
Head Of Planning Services

**Contact Officer:** Alan Taylor

**Ext:** 7171

**Reply to Consultation on Planning Application  
from Kingmoor Parish Council**

2/15

# KINGMOOR PARISH COUNCIL

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76 Brampton Road  
Carlisle  
CUMBRIA CA3 9AU

Carlisle City Council  
Department of Environment and Development  
Planning Services Division  
Development Control  
Civic Centre  
CARLISLE CA3 8QG

PLANNING SERVICES	
REF	03/0266
14 JAN 2004	
RECEIVED	ON
SEARCHED	
PAYED	AM+
ACTION	

08.01.2004

## REPLY TO CONSULTATION ON PLANNING APPLICATION

appn ref. 03/0266 REVISED  
proposal Training Centre  
location Parkhouse Road - Carlisle

Dear Sir,

We would again formally object to the Entrance and approaches in the position shown further to the original Application and our subsequent letter to the Planning Committee

We note this is proposed to be moved 7m from the originally proposed position.

We would not approve of the 'Site Barrier' as this would cause problems of traffic build up on Parkhouse Road at various times and further increase danger.

We appreciate the enclosed list of notes by the Architects regarding the Application and note there are several items still to be finalised and submitted.

Yours faithfully,

*Brian Brown KPC*

### COUNCILLORS

Mr.R.Graham (Chairman) Mrs.J.Williams (Vice Chairman)  
Mrs.M.Barclay Mr.B.Brown Mr.M.Ellis Mr.G.Wade Mrs.R.Watson

